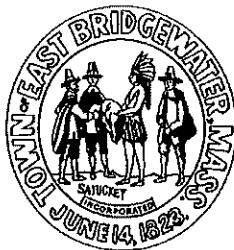


## Town of East Bridgewater



Telephone: (508) 378-1601  
Fax: (508) 378-1636

Town Administrator  
George G. Samia

175 Central Street  
East Bridgewater, MA 02333

November 16, 2017

EPA Region 1  
Frank Gardner  
5 Post Office Square  
Suite 100, Mail Code OSRR7-2  
Boston, MA 02109-3912

RE: FY'2018 EPA Brownfields Cleanup Grant Application

Mr. Gardner,

On behalf of the Town of East Bridgewater, Massachusetts, I am pleased to submit the FY'2018 EPA Brownfields Cleanup Grant Application for the **Precise Engineering site-Parcel 62-19** in the Downtown Target Area. The Town is seeking the Cleanup Grant for Hazardous Substances.

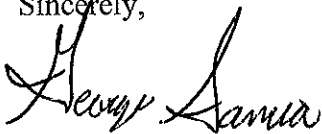
Located in southeastern Massachusetts, the Town of East Bridgewater is a small, proud town located in Plymouth County, Massachusetts, with a history of boot, shoe and textile factories. From the 18<sup>th</sup> to 20<sup>th</sup> centuries, these factories provided jobs, spurred growth of businesses, and sustained the livelihood of the Town. However, over the last 40 years, the factories walked away and left behind decrepit, dangerous, toxic properties in our Downtown target area, including the 1.16-acre **Former Precise Engineering site**. Plumes of solvent and petroleum contamination threaten the Town's drinking water supply. Unless remediated, the Precise Engineering site will continue to disintegrate and spread contaminants to the abutting residential development and will hinder our plans to improve the health, livelihood and future of Downtown target area. We are applying for an EPA Brownfields Cleanup Grant to help us in our pursuit to remediate and revitalize the Precise Engineering site; acquire the abutting railroad right-of-way through negotiations with MBTA; acquire the abutting Eastern States Steel site through a tax taking; mitigate contaminant impacts to the target area and water supply; and, spur developer investment and job growth.

- a. **Applicant Identification:** Town of East Bridgewater, 175 Central Street, East Bridgewater, MA 02333
- b. **Funding Requested:**
  - i. **Grant Type:** Cleanup

- ii. **Federal Funds Requested:** \$200,000
- iii. **Contamination:** Hazardous Substances
- c. **Location:** East Bridgewater, Plymouth County, Massachusetts
- d. **Property Information:** Precise Engineering site-Parcel 62-19, 54 West Union Street, East Bridgewater, Plymouth County, Massachusetts 02337
- e. **Contacts:**
  - i. Project Director: George Samia, Town Administrator, East Bridgewater Town Hall, 175 Central Street, East Bridgewater MA 02333. Mr. Samia can be reached via telephone at (508) 378-1600; fax (508) 378-1636 or email [gsamia@ebmass.com](mailto:gsamia@ebmass.com).
  - ii Chief Executive/Highest Ranking Official: George Samia, Town Administrator (contact information above)
- f. **Population:** 13,794
- g. **Other Factors Checklist:** ATTACHED
- h. **Letter from State Authority:** ATTACHED

Cleanup of the Precise Engineering site-Parcel 62-19 site is key to the revitalization of the Town of East Bridgewater Downtown target area. Thank you for your consideration of our FY'2017 EPA Brownfields Cleanup Grant Application.

Sincerely,



George Samia  
Town Administrator

## **2.A. Cleanup Other Factors Checklist**

### Appendix 3

#### Cleanup Other Factors Checklist

Name of Applicant: Town of East Bridgewater

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	10, 15
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

## **2.B. Letter from State**



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Matthew A. Beaton  
Secretary

Martin Suuberg  
Commissioner

October 27, 2017

U.S. EPA New England  
Attn: Frank Gardner  
5 Post Office Square, Suite 100  
Mail Code: OSRR07-3  
Boston, MA 02109-3912

**RE: STATE LETTER OF ACKNOWLEDGMENT**  
***Town of East Bridgewater, Brownfield Cleanup Grant Funding, Former Precise Engineering, 54 West Union Street, Parcel 62-19***

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Town of East Bridgewater (Town) under the Fiscal Year 2018 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from EPA will support the Town's efforts to clean up Parcel 62-19, which is property formerly occupied by Precise Engineering. A documented release of oil and/or hazardous materials has occurred at this property and is tracked under Release Tracking Number (RTN) 4-0000594 with the Massachusetts Department of Environmental Protection (MassDEP). The Town plans to redevelop the property for mixed commercial/industrial use.

On January 23, 2015, Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects, including Brownfields. The Town's compact was signed on March 23, 2017, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts.

Sincerely,

Rodney Elliott  
Brownfields Coordinator, Bureau of Waste Site Cleanup

ec: Tracey Costa, LSP, Ransom Environmental  
John Handrahan, Brownfield Coordinator, MassDEP Southeast Regional Office

### **3. Narrative Proposal**

## **1. COMMUNITY NEED (16 points)**

### **1.a. Targeted Community and Brownfields (7 points)**

#### **1.a.i. Community and Target Area Descriptions (2 points)**

Located in southeastern Massachusetts, the Town of East Bridgewater is a small, proud town located in Plymouth County, Massachusetts, with a history of boot, shoe and textile factories. From the 18<sup>th</sup> to 20<sup>th</sup> centuries, these factories provided jobs, spurred growth of businesses, and sustained the livelihood of the Town. However, over the last 40 years, the factories walked away and left behind decrepit, dangerous, toxic properties in our **Downtown target area**, including the **Precise Engineering site**. **Parcel 62-19** is the 1.16-acre land portion of the site at 54 West Union Street, and includes contaminant impacts from chlorinated solvent and petroleum releases. Situated in an area of mixed commercial and residential use, the site was occupied by various facilities from the 1920s to 2000, including a shoe last manufacturer, boat building company and metal working and stamping facility. Since the departure of factories and industry throughout Town, we have suffered from job loss, reduced tax base, budget cuts, crime, and a legacy of Brownfields contamination. Our understaffed police and fire departments are bogged down by drug use and mayhem at the Precise Engineering site. Children are forced to walk past the site on their way to the 3 schools in the Downtown target area. Low income and minority residents live in the target area amongst this blight, in mainly older, multi-family rental housing. The partially collapsed site building, with known hazardous materials, poses a safety threat to trespassers, and health threat to the health of the elderly, women of child-bearing age, and children in the target area. Plumes of solvent and petroleum contamination threaten the Town's drinking water supply. Unless remediated, the Precise Engineering site will continue to disintegrate and spread contaminants to the abutting residential development and will hinder our plans to improve the health, livelihood and future of Downtown target area. We are applying for an EPA Brownfields Cleanup Grant to help us in our pursuit to remediate and revitalize the Precise Engineering site; acquire the abutting railroad right-of-way through negotiations with MBTA<sup>1</sup>; acquire the abutting Eastern States Steel site through a tax taking; mitigate contaminant impacts to the target area and water supply; and, spur developer investment and job growth.

#### **1.a.ii. Demographic Information and Indicators of Need (2 points)**

**Table 1. Demographic Information<sup>2</sup>**

	Priority Brownfield Site Area <sup>3</sup>	Target Area <sup>4</sup>	Town	State	National
Population	76	2,069	13,794	6,794,422	316,127,513

<sup>1</sup> Massachusetts Bay Transportation Authority-The public agency responsible for operating most public transportation in Greater Boston area.

<sup>2</sup> Table 1 data was obtained from the US Census, American Factfinder, Commonwealth of Mass. Executive Office on Labor and Workforce Development, Bureau of Labor Statistics and EPA EJSCREEN.

<sup>3</sup> Census Block 52300-1-040 data in Plymouth County, MA and US Census.

<sup>4</sup> Census Block Group 523100-1 data in Plymouth County, MA and US Census.

<sup>4</sup> Unemployment data from Massachusetts Exec. Office of Labor and Workforce Development, Sept, 2017

<sup>5</sup> Ibid



Unemployment	--	--	3.3% <sup>5</sup>	3.5% <sup>6</sup>	8.3%
Poverty Rate	--	--	3.8%	11.4 %	15.5%
% Minority	<b>15.8%</b>	<b>9%</b>	4.7%	16.8 %	37.8%
Median Household Income	--	\$75,021	\$84,118	\$66,866	\$53,889
Per Capita Income	--	<b>\$33,298</b>	<b>\$23,532</b>	\$36,441	\$28,555
% Children	<b>24.9%</b>	<b>23.4%</b>	<b>27.2%</b>	20.8%	23.3%
Adults Aged 20 to 34 years	<b>15.8%</b>	<b>17.1%</b>	<b>15.3%</b>	20.2%	20.3%
% Elderly	<b>19.7%</b>	12.9%	13.0%	14.4%	14.9%
% Veterans	--	--	<b>5.8%</b>	5.2%	6.4%
% Women of Child-Bearing Age	20.3%	<b>25.5%</b>	23.1%	24.7%	46.1%
Renter-Occupied Housing	<b>14.8%</b>	<b>30.8%</b>	14.7%	41.6%	25.9%
Vacant Housing Units	<b>2.6%</b>	<b>4%</b>	2.1%	8%	11.6%

The minority populations in the priority Brownfield site area (15.8%) and target area (9%) exceed the overall Town percentage (4.7%). ***Median income data does not reflect the plight of many of the low income families and elderly in the target area.*** Per capita income in the target area (\$33,298) and Town (\$25,531) is lower than the state average (\$36,441). The percentage of children in priority Brownfield site area (24.9%), target area (23.4%) and Town (27.2%) exceed state (20.8%) and national (23.3%) rates. The elderly population in the priority Brownfield site area (19.7%) exceeds percentages in the target area (12.9%), Town (13%), state (14.4%) and country (14.9%). Our veteran population in Town (5.8%) exceeds the state (5.2%). Women of child-bearing age in the target area (25.5%) exceed populations in the Town (23.1%) and state (24.7%). Although renter-occupied housing in East Bridgewater is lower than state and national averages, the rate of rental-occupied housing in the target area (30.8%) is over twice the Town's (14.7%). Housing unit vacancies in the priority Brownfield site area (2.6%) and target area (4%) exceed the rate in Town (2.1%). As Baby Boomers reach retirement age in our community, we are facing major demographic shifts. The Southern Regional Planning and Economic Development District (SRPEDD) projects that if current trends continue, the region's over-55 population will grow by 75% between 2000 and 2030. We have a lower population of 20-34 year olds in the priority Brownfield site area (15.8%), target area (17.1%), and Town (15.3%), as compared to state (20.2%) and country (20.3%), which represents a gap in young adults that are needed for the growth of our community, and likely attributed to the lack of well-paying jobs.

#### 1.a.iii. Description of the Brownfields (2 points)

According to MassDEP<sup>7</sup>, the number of state-listed release sites in East Bridgewater is 66 with over 40 known releases in the 1-square mile target area. Housing parcels in the target area are less than ¼ acre in size and clustered among the 30+ brownfields sites. The 1.84-acre Former Precise Engineering site, which operated as a shoe manufacturer, metal working and stamp manufacturer for over 100 years, with state-reported releases of heavy metals, chlorinated solvents, petroleum and other contaminants. Abutting the Precise Engineering site to the northwest is a former railroad

<sup>7</sup> Massachusetts Department of Environmental Protection

right-of-way, contaminated with hazardous materials, beyond which is the 5-acre Eastern States Steel Brownfields site, with evidence of PCB and metals contamination. These Brownfields sites are underlain by a state-protected “Zone II” aquifer protection area, from which the Town obtains its drinking water. The plumes of chlorinated solvents and petroleum from the Precise Engineering site, if not remediated, can migrate in groundwater to the underlying drinking water aquifer, along with indoor air of the nearby residences by vapor intrusion. We are also concerned that contaminants may reach the nearby wetlands and vernal pools, and the nearby surface water bodies (Matfield River and Meadow Brook), and pose a threat to protected wildlife. Furthermore, there is evidence of asbestos-containing materials (ACM) in intact and collapsed building materials of the Precise Engineering site building (Parcel 62-20), which may become friable over time and migrate to the easterly abutting residential neighborhood. The Town’s minority population, elderly and children live within the target area and amongst the Courtois Sand & Gravel site and the blighted, abandoned and 20+ known environmental releases; 30 of the 47 EPA-regulated facilities<sup>8</sup>; and at least 20 known Brownfields sites in the target area, which detrimentally affect the wellbeing of the area.

### **1. b. Welfare, Environmental and Public Health Impacts (6 points)**

#### 1.b.i. Welfare Impacts (2 points)

Environmental justice concerns are very real-The Town’s minority and poorest residents live amongst the blighted, abandoned and 65+ environmental releases, over 30 of the 47 EPA-regulated facilities and at least 20 known Brownfields sites in the target area, which detrimentally affect the wellbeing of the community. The blight is depressing the real estate values of surrounding homes, which causes the low income residents (including elderly on fixed incomes) to be “trapped” in their mortgages and undervalued properties. The Precise Engineering site and Eastern States Steel site promote an overall community feeling of hopelessness, despair, and danger, and also provide an opportunity and haven for mischief and crime. These Brownfields sites are havens for crime and drug use and situated alongside the 3 schools in the target area and 3 day care centers, which pose a safety concern to our children. The heroin epidemic in the target area is exacerbated by these sites, which are frequented by drug users. According to 2015 FBI data, there were 296 incidents of crime, which invokes fear and helplessness for the residents in a small town with limited police staff. The high population of elderly, including two nursing homes/rehabilitation centers in the target area, are at risk from the heightened crime. Transportation services are limited for residents and workers in the target area without the means to own and operate a car. Because of safety concerns, residents in the target area are afraid to walk in their neighborhood and past the abandoned Brownfields sites, frequented by trespassers.

#### 1.b.ii. Cumulative Environmental Issues (2 points)

The abandoned pre-1970s buildings at the Brownfield sites in the target area are in poor condition, with peeling paint and crumbling materials-Based on the results of a hazardous building materials assessment conducted by the Town in 2017, the Precise Engineering building contains lead paint and ACM in both interior and exterior building materials. In the midst of clustered housing of low income families and the elderly, this site and nearby Brownfields sites lay fallow and continue to threaten the target area with harmful chlorinated solvents, heavy metals and petroleum from industrial use for over 50 years, along with hazardous building materials. Coal and wood were historically used for heating purposes and subsequently used as fill materials in the target area, resulting in polycyclic aromatic hydrocarbon (PAH) and lead contamination in soil. Flaking

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<sup>8</sup> EPA Envirofacts

hazardous materials from these buildings can accumulate in surrounding soils and impact children eating soil; in playgrounds of the nearby schools; and in residents growing backyard gardens. If not cleaned up, volatile hazardous materials, including chlorinated solvents, and petroleum, will continue to spread to groundwater; under homes, day care centers, and schools and migrate to indoor air of our sensitive populations, including the elderly, in the target area; and, contaminate our protected drinking water supply that underlies the Brownfields sites in the target area. Since the priority Brownfields sites are located within a floodplain, if not assessed and cleaned up, flooding could cause the contaminants to spread to the nearby homes, day care centers, nursing homes, and schools. The 30+ the EPA-regulated facilities in the target area<sup>9</sup> include 20+ RCRA facilities that include industrial facilities with air emissions that may pose a threat to the sensitive populations in the target area.

1.b.iii. Cumulative Public Health Impacts (2 points)

There is evidence of heightened levels of disease in the Town and target area. According to the Massachusetts Department of Public Health (DPH), incidents of ***bladder, breast, colon, kidney, liver, lung, ovarian, pancreatic cancer, prostate, stomach, thyroid and uterine cancers and melanoma and Non-Hodgkin Lymphoma*** are higher than expected, based on state-wide average<sup>10</sup>. **Chlorinated solvents**, including tetrachloroethylene (PCE), trichloroethylene (TCE) and vinyl chloride, *detected in soil and groundwater at the Precise Engineering site*, can cause central nervous system and cardiovascular disease, kidney and liver cancers and non-Hodgkin lymphoma. **Petroleum hydrocarbons** and benzene, (*detected in soil and groundwater at the Parcel 62-20 Precise Engineering site*), which are carcinogenic and may cause leukemia and other cancers. The majority of residents in the target area live primarily in properties made up of old housing stock and children are likely to be exposed to lead paint. There is a potential of lead impacts to drinking water lead paint in old housing stock in the target area (present in the 90-95 percentile<sup>11</sup>). **Lead** (*detected in building materials at the Parcel 62-20 Precise Engineering site*) is toxic to the heart, kidneys, intestines and interferes with bone growth and nervous system development in children. Asbestos in abandoned buildings and at the site and in older industrial buildings in the target area may cause asbestosis, lung cancer and mesothelioma. Petroleum hydrocarbons have been detected at the site and are carcinogenic and may cause leukemia and other cancers, and especially harmful to children and the elderly. Contaminant releases at the priority Brownfields sites include **petroleum hydrocarbons** and benzene, which are carcinogenic and may cause leukemia and other cancers. Additional known contaminants at these sites include **polycyclic aromatic hydrocarbons (PAHs)**, which are linked to lung and skin cancers<sup>12</sup>. PCBs, at the Eastern States Steel site, have been linked to multiple cancers<sup>13</sup>; school-aged children who had in utero exposure to PCBs<sup>14</sup> may develop cancers. **Asbestos**, *detected in building materials at the Parcel 62-20 Precise Engineering site*, may cause mesothelioma, and risk of cancers of the stomach, pharynx and colorectum<sup>15</sup>.

**1.c. Financial Need (4 Points)**

1.c.i. Economic Conditions (2 Points)

The lost tax revenue for the **Brownfields sites in the target area** is close to \$5 Million, which represents both lost back taxes and lost redevelopment opportunities for over 20 years, due to

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<sup>9</sup> EPA Envirofacts

<sup>10</sup> Mass DPH. Observed and Expected Case Counts with Standardized Incidence Ratios, 2006-2010 (run Nov, 2015)

<sup>11</sup> EPA EJSCREEN

<sup>12</sup> ATSDR

<sup>13</sup> Agency for Toxic Substances & Disease Registry (ATSDR)

<sup>14</sup> Public Health Implications of Exposure to PCBs. ATSDR and USEPA.

<sup>15</sup> Asbestos Exposure and Cancer Risk. National Cancer Institute

contamination. The Town has not recovered since losing its industrial tax base, due to the departure of the factories and industries over the last 40+ years. The closure of the privately-owned BFI landfill 8 years ago has resulted in the loss of over \$3M annually from tipping fees, along with over 20 jobs. The former Shaws supermarket warehouse has been vacant for over 15 years, resulting in millions of dollars in lost tax revenue and over 400 jobs, including union worker benefits, which were never recovered. The Foxboro Company closure in 1989 dealt a huge blow to the Town, with a loss of close to 500 union jobs and millions in tax revenue. Since we have lost much of our industries that provided revenue, property taxes account for over 80% of the Town's income and the property tax rates are amongst the highest in the state, which place a burden on our low income residents. Voters have turned down a Proposition 2½ tax<sup>16</sup> override that would have generated more revenue for the Town. The school department has accrued deficits over the last 3 years, which forced a freeze in teacher salaries and Town employees to give back a meager 2% raise. The Town acquired the Precise Engineering site as a tax taking in 2011 and does not have the financial means to remediate the site. We continue to bleed resources to keep the site secure. East Bridgewater is not an entitlement community, which requires our grant funding to come through a competitive application process.

1.c.ii. Economic Effects of Brownfields (2 Points)

The connection between economic hardship and Brownfields is very clear in the target area. The Brownfields sites have a direct impact on declining property values and tax revenues. Hindrance to redevelopment: The priority Brownfields sites in the target area are key to planned revitalization that is being hindered, due to unknown contamination-Furthermore, developers are hesitant to invest in these abandoned sites that have not been cleaned up and unwilling to absorb potential risk associated with contamination. Financial burden on Town: The abandoned Brownfields sites in the target area represent millions of dollars of tax revenue over the last 40+ year and lost opportunities to rebuild industry that can provide more jobs. In addition, decreased tax revenue is “transferred” to the residential property owners to make up for loss industrial revenue. The Town is forced to cut back on municipal wages. Lost jobs: The former industries that occupied the Brownfields sites represent hundreds of jobs, which were lost and never recovered in the target area, and has detrimentally impacted the residents unable to find similar work nearby at similar wages. Many of these factory workers were forced into lower paying jobs and had to travel farther, which placed a heavy financial burden on their families. Lost opportunities: There are not enough good paying jobs to keep our young people in Town, which could be remedied by cleaning up and resurrecting the abandoned Brownfields sites. Financial burden on Town services: The Town's Building Inspector has limited staff to inspect deteriorating properties and make sure they are boarded and fenced up and free of trespassers, which is costly in labor and materials-Additionally, our under-staffed police and fire dept. are also strained in providing responses to crime and emergencies perpetuated by these Brownfields sites. Needs of the low income residents Financially-burdened residents in the target area are barely able to meet their needs and rely on Town services to provide relief for health services and food. East Bridgewater Public Schools currently offer free breakfast and lunch to our school children, reflecting the need in our target area. Our low income, minority, and elderly populations in the target area are uninsured or underinsured.

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<sup>16</sup> Proposition 2½ (Mass. Gen. L. c. 59, § 21C) is a Massachusetts statute that limits property tax assessments and secondarily, automobile excise tax levies by Massachusetts municipalities. The name of the initiative refers to the 2.5% ceiling on total property taxes annually as well as the 2.5% limit on property tax increases.

## **2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS (30 points)**

### **2.a. Project Description (18 points)**

#### **2.a.i. Existing Conditions (2 points)**

From 2000 to 2001, EPA conducted assessment activities at the Precise Engineering site, abutting railroad right-of-way and Eastern States Steel site (collectively referred to by EPA as the “Old Colony Railroad site”). EPA’s assessment activities led to the remediation of petroleum contaminated soils by the Massachusetts Department of Environmental Protection (MassDEP) in 2001, followed by Phase II assessment activities in 2007. From 2016 to 2017, the Town conducted Massachusetts Contingency Plan (MCP) Phase II Comprehensive Site Assessment activities to support a Phase III Remedial Action Plan (RAP), and a hazardous building materials survey.

**Parcel Description:** Parcel 62-19 consists of a 1.16-acre parcel of land identified on the Town Assessor Map 62. The Site is abutted to the northwest by West Union Street, beyond which is commercial development; to the east/northeast by residential development; to the south by an abandoned railroad right-of-way; beyond which is the 5-acre Eastern States Steel Brownfields site. The Site is located within a Zone II drinking water resource area and access is restricted by fencing.

**Contaminant Sources and Migration Pathways:** The Site is identified by MassDEP by Release Tracking Number (RTN) 4-00594. The Precise Engineering Site building included the following historic features used to manage waste: paint room, housing dip-painting operations, (2) above-ground solvent degreasing tanks; former fuel oil underground storage tank (UST). Small truck bodies were stored outdoors and used to contain leaking drums of oil and solvents. A release of 300 to 500 gallons of diesel fuel occurred from a crane accident. ***The releases have resulted in a chlorinated solvent plume to groundwater, which extends throughout the site and is partially co-mingled with petroleum impacts.***

#### **2.a.ii. Proposed Cleanup Plan (8 points)**

Cleanup will be conducted in accordance with the state environmental cleanup regulation, the Massachusetts Contingency Plan (MCP)<sup>17</sup> under the management of the Town’s selected Qualified Environmental Professional (QEP) and performed by licensed contractors. Evaluation of multiple remedial alternatives were considered, including passive containment, institutional controls, and no remedial action. However, these measures were not selected, due to ongoing potential risk to human health, environment, and safety, over time. Furthermore, the selected remedial alternative, In-Situ Remediation and Post-Remedial Groundwater Monitoring, is feasible and anticipated to achieve a MCP “Permanent Solution” and level of “No Significant Risk” to human health and the environment. The cleanup is anticipated to reduce groundwater concentrations and mitigate impacts to residential abutters and future site occupants and mitigate potential impacts to indoor air and the underlying Zone II drinking water protection area. The cleanup will ready the site for proposed redevelopment and mitigate contaminant exposure to the surrounding neighborhood, trespassers, workers, and future occupants. Cleanup plans will be discussed and integrated in the Community Relations Plan (CRP) and presented at Public Meetings (refer to Attachments for documentation regarding the Public Hearing prior to the Cleanup grant submittal and Preliminary ABCA). The Cleanup Plan is outlined, as follows:

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<sup>17</sup> The Massachusetts Contingency Plan is the state’s environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials.

1. **State Cleanup Reporting<sup>18</sup>:** MCP reports will be prepared in adherence to state regulations. A Phase IV Remedy Implementation Plan (RIP) will be prepared by the QEP's selected Massachusetts Licensed Site Professional (LSP)<sup>19</sup>. The RIP will outline the proposed cleanup plan and include remedial design specifications. Phase IV RIP Status and Completion Reports will be prepared. Subsequent to the completion of cleanup activities, a Phase V Remedy Operation Status (ROS) and/or Permanent Solution Statement (PSS) will be prepared. The PSS will include a human health risk characterization, to assess risks for future residential receptors at the Site and the surrounding target area. Reports will be submitted to MassDEP.
2. **Permits:** All local, state and federal permits will be obtained prior to the implementation of cleanup activities, including local fire department (tank removal) and state trench permit.
3. **Site Security:** A 6-foot high chain link fence, equipped with a gate and filter fabric, will be installed at the Parcel 62-19 entrance and maintained during cleanup activities.
4. **Health & Safety:** A Health & Safety Plan will be prepared, prior to the implementation of cleanup activities, and all site personal will be properly licensed and/or certified to conduct cleanup activities, including OSHA HAZWOPER certifications.
5. **Remedial Pilot Test:** Remedial pilot testing will be conducted to verify the effectiveness of proposed chemical and biological remedial agents and injection/mixing processes.
6. **Stormwater Controls:** Erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or erosion-control fabric in scour-prone fill areas, etc.) will be installed.
7. **Soil screening:** Field-screening of soils for volatile organic compounds (VOCs) during soil mixing will be conducted using a photoionization detector (PID).
8. **Remedial injections/soil mixing<sup>20</sup>:** Chemical and biological agents will be applied to achieve contact with contaminated groundwater.
9. **Post-Remediation Groundwater Monitoring:** Post-cleanup groundwater monitoring will be conducted and samples will be analyzed for Volatile Organic Compounds and petroleum hydrocarbon constituents.
10. **Equipment Decontamination:** All cleanup equipment, including trucks and rollovers, will be properly decontaminated, prior to departing the Site.
11. **Green and Sustainable Remedial (GSR) Measures:** Bid documents will incorporate GSR measures for implementation by the Cleanup contractor, including employment of operational practices, such as engine idle reduction practices and recycling. Storm water design will be incorporated as part of Site development. In addition, the cleanup design will include the implementation of storm water controls.

2.a.iii. Alignment with Revitalization Plans (5 points)

Cleanup of the **Precise Engineering site** is crucial for target area revitalization and redevelopment of the site for industrial/commercial use for the target area. The Town anticipates that this site will be combined with the abutting railroad right-of way and Eastern States Steel site to accommodate

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<sup>18</sup> **Meets EPA Strategic Plan Objective 3.1-Compliance with the Law**

<sup>19</sup> In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board.

<sup>20</sup> **Meets EPA Strategic Plan Objective 1.3-Revitalize Land and Prevent Contamination**

a development complex. The Town will partner with our regional planning agency, community-based and governmental partners, and with technical support from the selected Qualified Environmental Professional (QEP). Planning efforts to revitalize the site and target area include the *East Bridgewater Center Market Analysis (2016)*, *Comprehensive Plan, Route 18 Corridor Study, Hazard Mitigation Plan (2016)*, *Regional Transportation Plan (2012)*, *Priority Development & Priority Protection Areas, Comprehensive Economic Development Strategy (2016)* and *Public Participation Plan (2011)*. The Town and its regional planning commission and partner, Old Colony Planning Council (OCPC) have established target area priorities from input gathered from public meetings, the planning documents described above, and input from residents. The Town's revitalization plans and outcomes include the following endeavors that will improve and enhance the livelihood of residents and workers in the target area; promote investment in the target area; and provide new opportunities for jobs; increase in tax revenue; increase in real estate values in the target area; and cleanup of the Precise Engineering site. The project will incorporate sustainable and equitable development outcomes and support Environmental Justice, as follows:

Expedited permitting: The Town adopted an Industrial Overlay District at the Precise Engineering site and Eastern States Steel site in 2013. The Expedited Permitting Program, Chapter 43D of the Massachusetts General Law, provides an opportunity to promote targeted economic development of commercial and industrial projects in locally-defined "priority development sites". The Program guarantees local permitting decisions on these sites within 180 days, providing an efficient and transparent process for municipal permitting. Chapter 43D allows communities to submit an application for a particular parcel of land for commercial or industrial use in state-approved Priority Development areas, and may guarantee the completion of the permitting process within 180 days.

Infrastructure upgrades: Since the Town does not have a municipal wastewater treatment plant and properties rely on private septic systems, in 2011, the *Town invested \$4 Million in a wastewater "package plant"*, constructed in the target area to receive wastewater from the Downtown schools and was *designed with additional 70% capacity to accommodate new development in the target area*. Additionally, the Town is partnering with a private commercial corporation to invest \$500K to install gravity-flow piping to connect the package plant to new development projects, including the Precise Engineering site (and Eastern States Steel site) in the target area.

Sustainability: A *2.45 megawatt solar field was installed in 2013*, comprised of 10,000 solar panels, is expected to power up to 350 homes and increase sustainability for the target area. The state's Green Communities Act of 2008 stimulates renewable energy development in the Commonwealth. A centerpiece of the Act was the establishment of "Net Metering" – a special metering and billing agreement between utility companies and their customers, which *facilitates the connection of renewable energy generating facilities to the power grid*. This innovative deal ensures that no town money is spent on the development, construction or maintenance of the solar facility, and that, as the host customer for the facility, the Town will pay less for its power under the agreement. "Massachusetts has benefited from a major increase in solar energy thanks to projects like this one that protect our environment and create jobs," said (former) Governor Deval Patrick. "My thanks go out to the East Bridgewater community for their leadership in adopting these new technologies and investing in a clean energy future that will benefit generations to come." "The residents of East Bridgewater will be enjoying the benefits of this agreement for decades to come," said Brian Connors, Chair of the East Bridgewater Board of Selectmen.

Transportation Improvements: The Town is scheduled to be the recipient of a \$3.96 Million Old Colony Transportation Improvement Program (TIP) project. The project, scheduled to begin in the Autumn 2019, will focus on the target area and includes the

resurfacing of the roadway, the construction of sidewalks and bicycle lanes as well as drainage upgrades and intersection improvements. In 2016, the Town petitioned the state to upgrade the traffic controls to accommodate new development, along with *sidewalk improvements and lighting, to encourage recreation; increase the safety of residents; and connect residents/workers to bus and commuter rail transit in the target area.* In addition, the Town receives over \$300M annually from the state's Chapter 90 program, which is used for road improvements. Enhance safety/decrease crime: Our Police Department Chief, Scott Allen, worked with the community to establish a non-profit organization in 2011 called EBHope (East Bridgewater Help, Outreach, Prevention, Education) to address the drug epidemic in our Town. This organization is sustained by donations and grants has been modeled across the country.

**2.b. Task Description and Budget Table (10 points)**

**2.b.i. Task Description (7 points)**

**Task 1: Cooperative Agreement Oversight:** The Town will establish a Brownfields Task Force/Steering Committee ("Committee") comprised of local elected officials, members of the business community, community organizations, economic development authority, Board of Selectmen members and stakeholders. MassDEP and EPA Brownfields staff will be invited to sit on the Committee. The Town will prepare a Request for Proposal (RFP) and review responses to the RFP, conduct interviews and select a Qualified Environmental Professional (QEP) and cleanup contractor. We will also perform program management and communication with regulatory personnel, community officials and the public. EPA ACRES reporting will be conducted throughout the duration of the project. The Committee will meet monthly to ensure that the priorities and direction of the Brownfields Cleanup Program are being met. Meetings will be open to the public and held in locations around the target area. We have budgeted a total of 50 staff hours (\$50/hour) and \$2,100 in QEP support for meetings. Our program manager will attend one EPA Brownfield convention (i.e., attending one convention at an estimated \$2,000 each conference for airfare, hotel and per diem, and miscellaneous expenses such as parking and taxi). *The cost share is anticipated to be \$2,500 for this task, which will address 50 additional staff hours.* **Outputs:** RFP, Contract with QEP and Cleanup Contractor, ACRES reporting. **Outcomes:** Establishment of Committee; contracting a QEP and Cleanup Contractor; EPA reporting.

**Task 2: Community Engagement:** We will hold a series of quarterly public meetings to engage local stakeholders about the cleanup and proposed redevelopment. We will prepare public outreach materials and conduct extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. *The cost share is anticipated to be \$2,500 for this task, which will address 50 additional staff hours.* We have budgeted a total of 50 staff hours (\$50/hr.) and \$2,550 in QEP support. **Outputs:** Outreach materials and program meetings. **Outcomes:** Active community engagement program that fosters two-way communication.

**Task 3: Cleanup:** The cleanup oversight will be conducted by the Town's QEP and cleanup will be conducted by licensed contractor. The details of the cleanup are outlined in Section 2.a.ii., Proposed Cleanup Plan and attached ABCA. The cleanup is anticipated to be conducted over a 4-week duration. We have budgeted a total of 50 staff hours (\$50/hr.). We have budgeted \$159,800 for cleanup, which estimates \$31,500 in QEP support and \$20,200 in laboratory analysis costs. Cleanup contractor costs (\$108,100) include: partial building demolition (\$35,000); and permits and security fencing installation/rental (\$22,150); and application of remedial agents (\$80,950). *The cost share is anticipated to be \$32,500 for this task, which will include Town staff hours,*



*police detail, heavy equipment and materials. **Outputs:** A cleanup team **Outcomes:** A remediated site, ready for redevelopment.*

**Task 4: Reporting:** The QEP will prepare the required MassDEP reports for the site, as outlined in in Section 2.a.ii., Proposed Cleanup Plan and attached ABCA. We have budgeted a total of 50 staff hours (\$50/hr.) and \$23,500 in QEP costs for report preparation. *The cost share is anticipated to be \$2,500 for this task, which will address 50 additional hours in staff hours.* **Outputs:** Cleanup and closure reports. **Outcomes:** A remediated site in compliance with MassDEP regulations.

2.b.ii. Budget Table (3 points)

Budget Categories	Project Tasks				
	Task 1 Coop. Agreement Oversight	Task 2 Community Engagement	Task 3 Cleanup	Task 4 Reporting	Total
Personnel	\$2,500	\$2,500	\$2,500	\$2,500	<b>\$10,000</b>
Fringe Benefits*					
Travel	\$2,000				<b>\$2,000</b>
Equipment					
Supplies					
Contractual	\$2,100	\$2,550	\$159,800	\$23,550	<b>\$188,000</b>
Other					
Total Federal Funding	\$6,600	\$5,050	\$162,300	\$26,050	<b>\$200,000</b>
Cost Share (20% of requested fed. funds)	\$2,500	\$2,500	\$32,500	\$2,500	<b>\$40,000</b>

*\*Fringe Benefits are included in Personnel costs line item*

**2.c. Ability to Leverage** (5 points)

The Town has several options to leverage funding to support cleanup and redevelopment of brownfields sites after assessment. We have successfully utilized this funding to create jobs, increased revenue and spur redevelopment. Every effort will be made in order to financially supplement the EPA Brownfield Cleanup Grant and expand the program. The Town has been allotted \$373K in Chapter 90 FY'18 state local transportation funding, some of which will be used to enhance the target area. In 2016, the Town was awarded two Brownfields Assessment Grants, totaling \$200K, from MassDevelopment, for the Precise Engineering site and the Eastern States Steel site. The Town leveraged \$43 Million from the state in 2011 to construct a new junior and senior high school in the target area, which included installation of a wastewater package plant. We also leveraged electricity utility benefits by working with a private developer in 2013 to install a 2.4 megawatt solar farm on Town property. The Town anticipates that it will apply for state CDBG<sup>21</sup> funding -Communities may apply on behalf of a specific developer or property owner. The Town will also leverage funding for affordable housing development through the state's Department of Housing and Community Development (DHCD), which is available for both the Town and developers. The Town will request MassDEP to provide assistance to the Town to assess potential contaminant impacts from the priority Brownfields sites to residential receptors, utilizing its own funding and personnel. The Town expects to apply for MassDevelopment cleanup funding.

<sup>21</sup> Community Development Block Grant

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS (20 points)**

#### **3.a. Engaging the Community (8 points)**

The Town will provide clear and easily accessible information about the Brownfields program and proposed cleanup activities at the Precise Engineering Parcel 26-19 site. The Town will build on recent successful community engagement mechanisms we have conducted over the last 4 years, including 2017 Library Expansion Public Forum, Education posters (i.e., EPA stormwater NPDES program) **community surveys** (i.e., 2017 police dept. community survey) and **planning sessions** (i.e., 2017/2018 One-Day Community Planning Session). The Town will provide clear and easily accessible information about the Brownfields Cleanup program. Information will be targeted at both the broader community and businesses and households in the target area. The Town will build on recent successful community engagement mechanisms we have conducted over the last 10 years, including online **community surveys** and **community forums**. Activities that will be undertaken under the Community Involvement Plan will include:

Activities that will be undertaken will include:

- ✓ Utilize our community organizations and state and federal partners to broaden our reach
- ✓ Using Town, OCPC<sup>22</sup>'s and community organization websites to post project details notices, fact sheets, and opportunities for public engagement
- ✓ Using Social media (i.e., Facebook, Twitter) to foster two-way communication
- ✓ Continue to conduct "user-friendly" online surveys to gather input on the Cleanup
- ✓ Host informational booths at community events in the target area (i.e., farmer's market, arts festivals, concerts, Town meetings)
- ✓ Conduct informational sessions at local schools to educate teachers and students
- ✓ Use of translators to accommodate our multi-lingual speaking residents
- ✓ Develop a mailing list of stakeholders in the target area
- ✓ Local newspaper, radio and EBCTV (public access TV) meeting coverage

We anticipate quarterly public meetings (over the 3-year period) to engage the community on the Brownfields process, cleanup results, and input on the site reuse process. We will photograph site activities and provide site summaries, which will be shared on our website, and conduct "neighborhood walks" in the target area to show progress. The Town will utilize its community organizations to ensure that the community is continually engaged on project progress and is empowered to voice their opinions and needs for the target area. To foster collaboration, we will employ local meeting places that accommodate disabled, and elderly access, including churches, schools, community organization office space and Town Hall. We will also share the results of online surveys. We will photograph site cleanup activities and provide summaries of site and target area progress, which will be shared on Town, OCPC, and community organization websites. We will strive to be transparent in discussing proposed redevelopment scenarios to ensure that the community is continually engaged. During cleanup activities, the Town will ensure that the Contractor performs all work in a manner which is protective to sensitive populations in the target area including, but not limited to: door-to-door notification and communication with abutters; preparation and implementation of a Health and Safety Plan; maintaining proper signage in the construction area; flaggers and traffic calming measures; temporary fencing; and frequent and active communication with Site abutters and key target area representatives.

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<sup>22</sup> Southeastern Regional Planning and Economic Development District (SRPEDD) is our regional planning agency

**3.b. Partnerships with Government Agencies (5 points)**

The Town has already secured partnering commitments from municipal governmental agencies and will assign representatives for the Brownfields Steering Committee. Along with our partnership with the EPA, the primary partnerships established as part of the Town's Brownfields Program will be with MassDEP, MassDevelopment and the Town departments. MassDEP's Brownfields managers have experience conducting and managing EPA Brownfields Grants and will also provide critical input into the program and eligibility requirements. The state attorney general will provide environmental liability protection support. The Mass. Department of Public Health's southeastern regional office will provide support on health risks to the public and future site occupants. Municipal officials will fill primary implementation roles throughout the entire Brownfields Program, and several will be active members of the Brownfields Steering Committee. The Town's Planner, Building Inspector, Assessor, Public Works, Veteran's Services, Police, Fire, and Board of Selectmen will assist with community engagement, redevelopment, design initiatives, and overall programmatic direction. Our QEP will also ensure that the cleanup work is conducted in accordance with EPA and MCP requirements.

**3.c. Partnerships with Community Organizations (5 points)**

**3.c.i. Community Organization Description & Roles (3 points)**

The following organizations will partner with the Town:

**Old Colony YMCA:** This nonprofit organization is dedicated to the protection and empowerment of the children in our community and will provide input on recreational needs.

**The Commercial Club of East Bridgewater, Inc.:** The Commercial Club of East Bridgewater is a membership owned and managed organization whose objective is "To initiate and encourage social, civic and community activities". The local civic organization has a wide reach in the community and will assist the Town on community engagement and provide meeting space.

**Old Colony Planning Council (OCPC):** The Old Colony Planning Council (OCPC) is a governmental entity formed in response to a growing need of local communities to be able to address the multitude of problems that cross over local boundaries such as air and water pollution, transportation deficiencies, and economic distress. This regional planning agency and ongoing partner will provide planning and redevelopment support.

**Kiwanis Club of East Bridgewater:** Supported by volunteers, Kiwanis empowers members to pursue creative ways to serve the needs of children through local service projects and fundraising. This local chapter will provide input on revitalization of the target area and future use of the site.

**Bridgewater State University-The Institute for Policy Analysis and Regional Engagement (IPARE):** IPARE serves as a visible focal point for University initiatives by fostering collaborations with stakeholders, promoting citizenry, and conducting studies on topics of regional interest. This group will serve on the Task Force and will assist in community outreach.

**Massachusetts Economic Development Council:** MEDC is the professional association of economic development practitioners serving the state and has as its primary objective the promotion and development of the economic welfare through economic development. MEDC will provide support to the team on revitalization of the target area, including prospective developers for the Precise Engineering site.

**3.c.ii. Letters of Commitment (2 points)**

Entities outlined above have provided attached letters of commitment.

### **3.d. Partnerships with Workforce Development Programs (2 points)**

The Town will partner with the Greater New Bedford Workforce Investment Board to identify summer jobs for teenagers in Town as part of the project, including community outreach and meeting participation. The Town will also work with Bridgewater State College, Massasoit Community College and Bristol Community College. This is a prime opportunity to engage and inspire the young residents of our Town on Brownfields and to provide education on environmental assessment and cleanup. Local job training programs in environmental assessment/remediation will be identified. Every effort will be made to hire the local unemployed/underemployed population in the target area.

## **4. PROJECT BENEFITS (14 points)**

### **4. a. Welfare, Environmental, and Public Health Benefits (8 points)**

#### Welfare benefits:

- ✓ Removal of blight and increase in the pride and commitment of the target area
- ✓ Partial demolition of collapsed portions of the building that poses a safety risk to trespassers and Town workers
- ✓ Address environmental justice concerns by establishing a public engagement and education program on health impacts and solutions to avoid contaminant exposure
- ✓ Provide new jobs to retain our young residents in Town

#### Environmental Benefits

- ✓ Removal of a chlorinated solvent and petroleum source threat that would leach into groundwater, indoor air and drinking water resource over time

#### Public Health benefits:

- ✓ Decreased threat of cancer and disease rates for sensitive populations (children and elderly) in the target area, and occupants of the new development.
- ✓ Site workers can take advantage of the new sidewalks, bicycle lanes and bus/commuter rail connections and walk or bike to work.
- ✓ Remove contaminant exposure to construction workers
- ✓ Removal of the contaminant threat to drinking water aquifer
- ✓ Removal of a volatile contaminant source threats to indoor air

### **4.b. Economic and Community Benefits (6 points)**

- ✓ Cleanup of the Precise Engineering site will pave the way towards acquisition, cleanup and redevelopment of the railroad right of way and Eastern States Steel Brownfields site.
- ✓ The positive outcomes of community engagement will foster participation and involvement, by establishing a public engagement and education program on health impacts associated with contaminants and develop mechanisms to avoid exposure.
- ✓ The new development can connect to the new wastewater package plant, thereby, reducing potential contaminant impacts that may occur with traditional septic systems
- ✓ Incorporate sustainability into redevelopment by incorporating the existing solar power array to the site to reduce energy/carbon footprint. Solar power will decrease energy costs for the new development and excess energy will transfer back to the utility, resulting in reduced costs for the Town.
- ✓ A community forum for input on the design and reuse of the site

- ✓ Increased real estate values for surrounding homes in the target area and increase the tax revenue for the Town
- ✓ A remediated site will attract developers, which would otherwise be afraid of tackling a site with contamination
- ✓ New employment opportunities for construction and occupancy of the redeveloped site
- ✓ There will be less reliance on the police and fire departments to respond to the target area over site concerns, thereby freeing up these staff and decreasing overtime costs

**5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (20 points)**

**5.a. Audit Findings (2 points)**

The Town has never had any adverse audits and is in full compliance with all compliance reporting, documentation and expenditure of funds management. We hire an independent auditor which audits the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information. Audits are conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

**5.b. Programmatic Capability (10 points)**

This grant will be managed through the Town Administrator and departmental staff, which is successfully managing multiple large Town projects. Together, these staff serve on multiple teams with the community, state and local officials and developers and serve as an integral force in the revitalization of the target area. They have also participated in community engagement and have built teams of stakeholders. George Samia, has served as Town Administrator for over 10 years and is leading the Downtown target area revitalization and manages the Town's Capital Improvement Program. Mr. Samia recently managed the construction of the multimillion dollar wastewater treatment plant and junior/senior high school in from 2011 to 2013. Support personnel have over 120 years of collective Town experience. Police Chief Scott Allen will continue to lead the effort for EB Hope and will provide site security support. Steven Solari, Building Commissioner, will provide support on building permitting requirements and will interface with proposed developers. Phyllis Tirrell, Town Accountant, will provide support on taxes, auditing and financing. Robert Charles, Veteran Service Officer, will provide input on the needs of veterans in the community and target area. The Town will continue to partner with OCPC to provide planning support. Bruce Hughes has over 30 years of planning experience and has partnered with the Town on multiple planning projects. Mr. Hughes will partner with Mr. Samia and our Planning Board on the planning needs for site redevelopment. Our DPW Director, John Haines, has over 30 years of Town experience and will continue to lead the Town on infrastructure improvements. Nancy Hill, Council of Aging Director, will provide input on the needs of the elderly in the target area and community. Our Health Agent, Robert Philbrick, will provide support to the team in responding to health concerns associated with the Brownfields sites. Claire Yocum, Chairperson of the Conservation Commission, will provide support on the redevelopment, including wetland issues. In the event of staff turnover, the Town will rely on qualified employees that would become responsible for ongoing compliance/completion for the duration of the Grant period.

**5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes (2 points)**

Our anticipated outputs from the Brownfields Cleanup Program are technical and quantitative reports that will provide the Town with the next steps to move the site forward. We will also measure the success of public engagement by requesting our community partners to help us

measure the qualitative and quantitative outcomes of community engagement. We will also measure project success beyond the completion of the Brownfields cleanup program by increases in tax revenue, number of jobs and decrease in crime.

**5.d. Past Performance and Accomplishments (6 points)**

**5.d.ii. Has Not Received an EPA Brownfields Grant but has received Other Federal or Non-Federal Assistance Agreements (6 points)**

**5.d.ii.1. Accomplishments (3 points)**

The Town manages an average of \$400K (annually) in state Chapter 90 Program Highway funding. Accomplishments include renovations in the target area including road and infrastructure upgrades/repairs. We managed the \$4M wastewater package plant construction, which was completed as part of the school construction project. The Town obtained over \$40M in funding to construct a new junior and senior high school in 2013 to replace schools that were designated as “below average”, and detrimentally impacted the learning capabilities and testing scores of our students. The new school was part of the Massachusetts School Board Authority’s (MSBA’s) cost-saving model school program and serves 950 students in grades 9-12. We were approved by the MSBA, which agreed to contribute \$43 million towards the \$67 million project budget. The project was designed to achieve LEED-Gold certification under the LEED for Schools 2009 system. The goals of the construction team included diverting more than 75% of construction waste from landfills, maintaining excellent indoor air quality throughout construction, and utilizing regional and recycled materials as often as possible. Additional cost savings measures included use of the MSBA’s “Model Schools Program”, which effectively adapts and re-uses design elements from successful, recently constructed schools; simplifying the design process, reducing the amount of time projects are in the design phase and lowering design fees. Using elements of a previously designed Model School allowed the project to begin construction faster and reduced construction costs for the project. At least a year of design work was saved by using a Model School. East Bridgewater used design elements from Whitman-Hanson High School, located in the abutting town. Our partnership with a private solar developer in 2013 allowed the construction of a solar farm on a 50-acre property owned by the Town and provided us with a “win-win-win” opportunity- Sustainable site reuse; reduction in the Town’s carbon footprint; and, reduced electricity costs.

**5.d.i.2. Compliance with Grant Requirements (3 points)**

The Town is in full compliance with all grant requirements, including documentation and reporting requirements, invoicing, financial statements, budgeting and schedule. Our annual audits are conducted by a private auditor which includes an evaluation of adherence to funding requirements. We adhere to contract requirements, including terms & conditions.

### **3.A. Leveraged Resources**



Charles D. Baker, Governor  
Karyn E. Polito, Lieutenant Governor  
Stephanie Pollack, MassDOT Secretary & CEO



March 31, 2017

Mr. George Samia  
Town Administrator  
Town of East Bridgewater  
175 Central St.  
East Bridgewater, MA 2333

Dear Mr. Samia:

We are pleased to inform you that Chapter 90 local transportation aid funding for Fiscal Year 2018 will total \$200 million statewide, pending final legislative approval.

This letter certifies that, pending final passage of the bond authorization, your community's Chapter 90 apportionment for Fiscal Year 2018 is **\$372,917**. This apportionment will automatically be incorporated into your existing 10-year Chapter 90 contract, which will be available on the MassDOT website, <http://www.massdot.state.ma.us/chapter90>.

The Chapter 90 program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our state-local partnership. We look forward to working with you in the coming year to continue the success of this program.

We would also like to encourage you to explore opportunities for additional infrastructure funding through MassDOT's Complete Streets and Municipal Small Bridge Programs (further information available at <http://www.massdot.state.ma.us/>). For program specific questions please contact the following:

- **Chapter 90 Program** - Capital Budget Liaison Linda Chuang at (857) 368-9075 or [Lijung.Chuang@dot.state.ma.us](mailto:Lijung.Chuang@dot.state.ma.us)
- **Complete Streets and Municipal Small Bridge Program** - MassDOT Community Relations Director Rick Colon at (857) 368-9010 or [Rick.Colon@dot.state.ma.us](mailto:Rick.Colon@dot.state.ma.us)

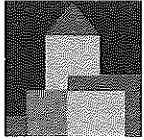
Thank you for all that you do to make the Commonwealth of Massachusetts a great place to live, work and raise a family.

Sincerely,

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor





# MASSDEVELOPMENT

February 14, 2017

99 High Street  
Boston, Massachusetts  
02110

Tel: 617-330-2000  
800-445-8030

Fax: 617-330-2001

[www.massdevelopment.com](http://www.massdevelopment.com)

## BY OVERNIGHT MAIL

George Samia  
Town Administrator  
Town of East Bridgewater  
117 Central Street  
East Bridgewater, MA 02333

Re: Brownfields Site Assessment Recoverable Grant for former Precise Engineering Site  
54 West Union Street, East Bridgewater, MA 02333

Dear Mr. Samia:

We are pleased to inform you that the application of the Town of East Bridgewater (the "Sponsor") has been approved for a Brownfields site assessment recoverable grant for up to \$99,700 from the Brownfields Redevelopment Fund (the "MassDevelopment Funds") for the proposed commercial or light industrial use (the "Project") to be located at 54 West Union Street in East Bridgewater, MA 02333 (the "Site").

The site assessment funds are a recoverable grant from the Brownfields Redevelopment Fund and the Sponsor will be required to enter into a Memorandum of Agreement ("MOA") regarding use of the funds and containing the details on the conditions, processes, and timeframe for drawing down funds, the Sponsor's reporting, and other program requirements during the term of the MOA.

CHARLES D. BAKER  
Governor

KARIN E. POLITO  
Lieutenant Governor

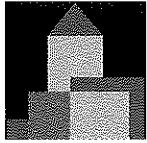
As you are aware, the request for funding often is greater than the resources available. Because of this situation, we require that Sponsor execute the MOA by August 14, 2017.

JAY ASH  
Chairman

The MOA will contain, without limitation, the following terms:

MARTY JONES  
President and CEO

1. A site assessment recoverable grant for up to \$99,700 to be used only for the environmental work approved by MassDevelopment;
2. A requirement that upon the occurrence of a Reimbursement Date under the MOA, the MassDevelopment Funds must be repaid;
3. Reimbursement Dates will include but not necessarily be limited to: (A) abandonment of the Project, or (B) commencement of the development of the Property for any purpose other than the Project;
4. No interest will accrue on this recoverable grant unless it is not paid on the Reimbursement Date, then interest will be charged at an annual rate equal to the then Prime Rate plus 3%;
5. The Sponsor agrees it will comply with MassDevelopment's Contractor Policy. By signing below, Sponsor agrees that for costs of the Project which are to be financed by MassDevelopment, Sponsor or its affiliates have not and

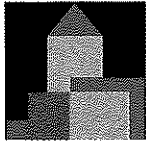


will not enter into a contract with any vendor listed as debarred or suspended on the debarment lists maintained by the Commonwealth of Massachusetts' Division of Capital Asset Management and Maintenance, the Department of Transportation, the Department of Industrial Accidents, the Office of the Attorney General and the Federal Government (the "Debarment Lists"). Sponsor is required to provide the name of its general contractor or construction manager (if one is engaged) to MassDevelopment at least 10 business days prior to a disbursement. At the time of the disbursement, Sponsor must certify that it has checked the Debarment Lists and that for costs of the project financed by MassDevelopment it has not and will not contract with any general contractor, construction manager or other vendor listed on the Debarment Lists. Sponsor must also require that its general contractor or construction manager (if one is engaged) certify in the contract with applicant for MassDevelopment financed work that the general contractor or construction manager: (i) will check the Debarment Lists before directly engaging a subcontractor or other vendor; and (ii) has not and not will contract directly with a subcontractor or other vendor listed on a Debarment List. The certification in the general contractor or construction manager contract shall further provide that general contractor or construction manager understands and acknowledges that noncompliance may result in debarment from future MassDevelopment funded projects for a period of one year from the date of written notification of noncompliance. If Sponsor cannot make the above certifications at the time of disbursement, MassDevelopment reserves the right not to proceed with the Sponsor's disbursement. MassDevelopment will not advance any proceeds against requisitions for payment of vendors that MassDevelopment learns were debarred or suspended at the time the relevant contract was created. The Commonwealth's Executive Office of Administration and Finance has a webpage with a link to the above named lists, <http://www.mass.gov/anf/property-mgmt-and-construction/design-and-construction-of-public-bldgs/vendor-debarment.html>;

6. Other standard terms and conditions for Memoranda of Agreement for site assessment and remediation funding under the Brownfields Redevelopment Fund Program.

The following are preconditions to the execution of the MOA:

1. Sponsor must provide if Sponsor owns the Site, a copy of the deed showing Sponsor's title to the Site, or if Sponsor does not own the Site, a copy of the access agreement between Sponsor and the owner of the Site, or other authorization permitting access to the Site by Sponsor and the LSP for the duration of the site assessment work, or other documentation reasonably evidencing Sponsor's permission to access the Site;

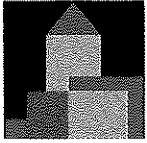


2. The proposal of Ransom Consulting, Inc. (the "LSP"), dated November 16, 2015 (the "LSP Proposal"), for the site assessment work must be accepted by countersignature of Sponsor;
3. Sponsor must provide a certified vote from its Board of Selectmen providing that if the Site or any portion thereof is sold, conveyed, gifted, demised, ground leased, or otherwise transferred, and as a result of said transfer, Sponsor, or any affiliate, receives funds that exceed the aggregate amount necessary for repayment of existing monetary liens, mortgage loans, and other debt on the Project and all of the costs incurred by them in the acquisition, development, ownership, and sale of the Site or of the portion of the Site transferred (the "Net Proceeds"), then Sponsor shall reimburse MassDevelopment the full amount of the Net Proceeds up to the amount of the MassDevelopment Funds disbursed that have not already been repaid to MassDevelopment (the "Disbursed Funds"). The vote must further provide that the Sponsor will annually repay, subject to appropriation, all or a portion of the grant, an amount equal to 15% of any Economic Benefit to the Municipality, until the earlier of: (i) full repayment of the Disbursed Funds, (ii) the expiration of 30 years from the date on which the first Economic Benefit to the Municipality is realized, or (iii) if no redevelopment on the Site commences, the expiration of 30 years from the date of the grant agreement. "Economic Benefit to the Municipality" means: (1) any incremental new property tax or nonprofit PILOT revenue derived from the development of the Site; (2) any increase in local hotel or restaurant tax revenue derived from the development of the Site; and (3) any other new local revenues, such as parking receipts, which accrue to the municipality from development of the Site. The Economic Benefit to the Municipality will be calculated by the establishment of a baseline assessed value at the time of award using information provided by the municipality to MassDevelopment and will equal the annual collection of the above-described sources less the base line. If no Economic Benefit to the Municipality occurs within 30 years of the grant agreement, this requirement will be forgiven.

Until the MOA is executed, no MassDevelopment Funds will be disbursed. MassDevelopment Funds cannot be used for any site assessment or remediation work undertaken prior to the execution of the MOA unless such work is approved in the MOA by MassDevelopment.

This Award Letter sets out the general terms of the recoverable grant. In the case of inconsistencies between this Award Letter and the MOA (if any), the terms of the MOA shall govern.

Jim Walsh, Vice President of Community Development, your primary contact with the Agency, will be in touch with you to discuss the MOA as well as any other questions or concerns you may have.



**MASSDEVELOPMENT**  
**TOWN OF EAST BRIDGEWATER**  
**FEBRUARY 14, 2017**  
Page 4 of 4

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of the Town of East Bridgewater and all of the people of Massachusetts.

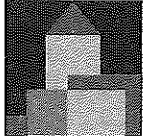
Massachusetts Development Finance Agency

By: Laura L. Canter  
Laura L. Canter  
Executive Vice President, Finance Programs

Accepted by:

**TOWN OF EAST BRIDGEWATER**

By: George Samia  
Name: George Samia  
Title: Town Administrator  
Date: 3/7/2017



# MASSDEVELOPMENT

February 14, 2017

99 High Street  
Boston, Massachusetts  
02110

Tel: 617-330-2000  
800-445-8030

Fax: 617-330-2001

[www.massdevelopment.com](http://www.massdevelopment.com)

## BY OVERNIGHT MAIL

George Samia  
Town Administrator  
Town of East Bridgewater  
117 Central Street  
East Bridgewater, MA 02333

Re: Brownfields Site Assessment Recoverable Grant for former Eastern States Steel Site  
36 Cook Street, East Bridgewater, MA 02333

Dear Mr. Samia:

We are pleased to inform you that the application of the Town of East Bridgewater (the "Sponsor") has been approved for a Brownfields site assessment recoverable grant for up to \$99,400 from the Brownfields Redevelopment Fund (the "MassDevelopment Funds") for the proposed commercial or light industrial use (the "Project") to be located at 36 Cook Street in East Bridgewater, MA 02333 (the "Site").

The site assessment funds are a recoverable grant from the Brownfields Redevelopment Fund and the Sponsor will be required to enter into a Memorandum of Agreement ("MOA") regarding use of the funds and containing the details on the conditions, processes, and timeframe for drawing down funds, the Sponsor's reporting, and other program requirements during the term of the MOA.

As you are aware, the request for funding often is greater than the resources available. Because of this situation, we require that Sponsor execute the MOA by August 14, 2017.

The MOA will contain, without limitation, the following terms:

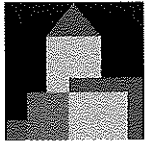
1. A site assessment recoverable grant for up to \$99,400 to be used only for the environmental work approved by MassDevelopment;
2. A requirement that upon the occurrence of a Reimbursement Date under the MOA, the MassDevelopment Funds must be repaid;
3. Reimbursement Dates will include but not necessarily be limited to: (A) abandonment of the Project, or (B) commencement of the development of the Property for any purpose other than the Project;
4. No interest will accrue on this recoverable grant unless it is not paid on the Reimbursement Date, then interest will be charged at an annual rate equal to the then Prime Rate plus 3%;
5. The Sponsor agrees it will comply with MassDevelopment's Contractor Policy. By signing below, Sponsor agrees that for costs of the Project which

CHARLES D. BAKER  
Governor

KARVIN E. POLITO  
Lieutenant Governor

JAY ASH  
Chairman

MARTY JONES  
President and CEO



# MASSDEVELOPMENT

TOWN OF EAST BRIDGEWATER

FEBRUARY 14, 2017

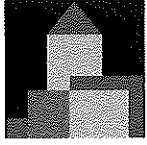
Page 2 of 4

are to be financed by MassDevelopment, Sponsor or its affiliates have not and will not enter into a contract with any vendor listed as debarred or suspended on the debarment lists maintained by the Commonwealth of Massachusetts' Division of Capital Asset Management and Maintenance, the Department of Transportation, the Department of Industrial Accidents, the Office of the Attorney General and the Federal Government (the "Debarment Lists"). Sponsor is required to provide the name of its general contractor or construction manager (if one is engaged) to MassDevelopment at least 10 business days prior to a disbursement. At the time of the disbursement, Sponsor must certify that it has checked the Debarment Lists and that for costs of the project financed by MassDevelopment it has not and will not contract with any general contractor, construction manager or other vendor listed on the Debarment Lists. Sponsor must also require that its general contractor or construction manager (if one is engaged) certify in the contract with applicant for MassDevelopment financed work that the general contractor or construction manager: (i) will check the Debarment Lists before directly engaging a subcontractor or other vendor; and (ii) has not and not will contract directly with a subcontractor or other vendor listed on a Debarment List. The certification in the general contractor or construction manager contract shall further provide that general contractor or construction manager understands and acknowledges that noncompliance may result in debarment from future MassDevelopment funded projects for a period of one year from the date of written notification of noncompliance. If Sponsor cannot make the above certifications at the time of disbursement, MassDevelopment reserves the right not to proceed with the Sponsor's disbursement. MassDevelopment will not advance any proceeds against requisitions for payment of vendors that MassDevelopment learns were debarred or suspended at the time the relevant contract was created. The Commonwealth's Executive Office of Administration and Finance has a webpage with a link to the above named lists, <http://www.mass.gov/anf/property-mgmt-and-construction/design-and-construction-of-public-bldgs/vendor-debarment.html>;

6. Other standard terms and conditions for Memoranda of Agreement for site assessment and remediation funding under the Brownfields Redevelopment Fund Program.

The following are preconditions to the execution of the MOA:

1. Sponsor must provide if Sponsor owns the Site, a copy of the deed showing Sponsor's title to the Site, or if Sponsor does not own the Site, a copy of the access agreement between Sponsor and the owner of the Site, or other authorization permitting access to the Site by Sponsor and the LSP for the duration of the site assessment work, or other documentation reasonably evidencing Sponsor's permission to access the Site;



# MASSDEVELOPMENT

TOWN OF EAST BRIDGEWATER

FEBRUARY 14, 2017

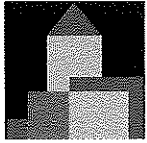
Page 3 of 4

2. The proposal of Ransom Consulting, Inc. (the "LSP"), dated July 14, 2016 (the "LSP Proposal"), for the site assessment work must be accepted by countersignature of Sponsor;
3. Sponsor must provide a certified vote from its Board of Selectmen providing that if the Site or any portion thereof is sold, conveyed, gifted, demised, ground leased, or otherwise transferred, and as a result of said transfer, Sponsor, or any affiliate, receives funds that exceed the aggregate amount necessary for repayment of existing monetary liens, mortgage loans, and other debt on the Project and all of the costs incurred by them in the acquisition, development, ownership, and sale of the Site or of the portion of the Site transferred (the "Net Proceeds"), then Sponsor shall reimburse MassDevelopment the full amount of the Net Proceeds up to the amount of the MassDevelopment Funds disbursed that have not already been repaid to MassDevelopment (the "Disbursed Funds"). The vote must further provide that the Sponsor will annually repay, subject to appropriation, all or a portion of the grant, an amount equal to 15% of any Economic Benefit to the Municipality, until the earlier of: (i) full repayment of the Disbursed Funds, (ii) the expiration of 30 years from the date on which the first Economic Benefit to the Municipality is realized, or (iii) if no redevelopment on the Site commences, the expiration of 30 years from the date of the grant agreement. "Economic Benefit to the Municipality" means: (1) any incremental new property tax or nonprofit PILOT revenue derived from the development of the Site; (2) any increase in local hotel or restaurant tax revenue derived from the development of the Site; and (3) any other new local revenues, such as parking receipts, which accrue to the municipality from development of the Site. The Economic Benefit to the Municipality will be calculated by the establishment of a baseline assessed value at the time of award using information provided by the municipality to MassDevelopment and will equal the annual collection of the above-described sources less the base line. If no Economic Benefit to the Municipality occurs within 30 years of the grant agreement, this requirement will be forgiven.

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This Award Letter sets out the general terms of the recoverable grant. In the case of inconsistencies between this Award Letter and the MOA (if any), the terms of the MOA shall govern.

Jim Walsh, Vice President of Community Development, your primary contact with the Agency, will be in touch with you to discuss the MOA as well as any other questions or concerns you may have.



# MASSDEVELOPMENT

**TOWN OF EAST BRIDGEWATER**

**FEBRUARY 14, 2017**

Page 4 of 4

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of the Town of East Bridgewater and all of the people of Massachusetts.

Massachusetts Development Finance Agency

By: Laura L. Canter  
Laura L. Canter  
Executive Vice President, Finance Programs

Accepted by:

**TOWN OF EAST BRIDGEWATER**

By: George Samia  
Name: George Samia  
Title: Town Administrator  
Date: 3/7/2017





Charles D. Baker, Governor  
Karyn E. Polito, Lieutenant Governor  
Stephanie Pollack, MassDOT Secretary & CEO



March 31, 2017

Mr. George Samia  
Town Administrator  
Town of East Bridgewater  
175 Central St.  
East Bridgewater, MA 2333

Dear Mr. Samia:

We are pleased to inform you that Chapter 90 local transportation aid funding for Fiscal Year 2018 will total \$200 million statewide, pending final legislative approval.

This letter certifies that, pending final passage of the bond authorization, your community's Chapter 90 apportionment for Fiscal Year 2018 is **\$372,917**. This apportionment will automatically be incorporated into your existing 10-year Chapter 90 contract, which will be available on the MassDOT website, <http://www.massdot.state.ma.us/chapter90>.

The Chapter 90 program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our state-local partnership. We look forward to working with you in the coming year to continue the success of this program.

We would also like to encourage you to explore opportunities for additional infrastructure funding through MassDOT's Complete Streets and Municipal Small Bridge Programs (further information available at <http://www.massdot.state.ma.us/>). For program specific questions please contact the following:

- **Chapter 90 Program** - Capital Budget Liaison Linda Chuang at (857) 368-9075 or [Lijung.Chuang@dot.state.ma.us](mailto:Lijung.Chuang@dot.state.ma.us)
- **Complete Streets and Municipal Small Bridge Program** - MassDOT Community Relations Director Rick Colon at (857) 368-9010 or [Rick.Colon@dot.state.ma.us](mailto:Rick.Colon@dot.state.ma.us)

Thank you for all that you do to make the Commonwealth of Massachusetts a great place to live, work and raise a family.

Sincerely,

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor



## Massachusetts School Building Authority

*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*

# \$43.3 Million Approval for East Bridgewater Junior/Senior High School

February 9, 2011

### **The Massachusetts School Building Authority Announces \$43.3 Million Approval for a New East Bridgewater Junior/Senior High School**

*The MSBA will contribute up to \$43,317,092 for the new model school*

BOSTON, MA – State Treasurer Steven Grossman, Chairman of the Massachusetts School Building Authority ("MSBA"), and Katherine Craven, MSBA Executive Director, today announced that the MSBA Board ratified its approval of the construction of a new East Bridgewater Junior/Senior High School. The next step in the process is for the Town of East Bridgewater and the MSBA to enter into a Project Funding Agreement which will detail the project's scope and budget and set forth the terms and conditions under which the town will receive its grant from the MSBA.

The total budget for this school -- which is being built through the MSBA's Model School Program -- is \$77 million with the MSBA funding 64.9% of eligible project costs or \$43 million. The new school will serve 950 students in grades 7 through 12.

The MSBA's Model Schools Program effectively adapts and re-uses design elements from successful, recently constructed schools; simplifying the design process, reducing the amount of time projects are in the design phase and lowering design fees. Using elements of a previously designed Model School allows projects to begin construction faster and reduces construction costs for the project. At least a year of design work can be saved by using a Model School. East Bridgewater is using design elements from Whitman-Hanson High School.

"Our Model School Program has saved communities across the Commonwealth valuable time and money. I am pleased that East Bridgewater's needs are a good fit for this program and that they can take advantage of this potential savings while providing the students of East Bridgewater Junior/Senior High with a modern learning environment that fully supports the District's educational plan," said State Treasurer Steven Grossman.

"The Model School approach allows communities, like East Bridgewater, to move forward in a fiscally responsible manner that benefits taxpayers, administrators, teachers and students," said Katherine Craven, Executive Director of the MSBA.

"This project has been a long time in coming, and it is exciting to have reached the final MSBA Board approval stage. I'm proud to represent East Bridgewater as a State Senator, especially because of the many fine individuals who have been involved with solving issues such as this one in the community. This is a great day for the future of the town," said State Senator Tom Kennedy.

"There isn't a school district more deserving of this project than East Bridgewater," said Representative Geoff Diehl. "To say the current state of the East Bridgewater high school facility is below average would be far too kind. I am thankful to the MSBA for their approval and know that an investment in this high school today is an investment in our community's future."

The MSBA strives to find the right-sized, most fiscally responsible and educationally appropriate solutions to create safe and sound learning environments. In its six year history, the MSBA has made more \$7.4 billion in reimbursements to cities, towns and regional school districts for school construction projects. These timely payments have saved municipalities over \$2.9 billion in avoided local interest costs and have provided much needed cash flow to communities in these difficult economic times.

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## Press releases

### Media Contact:

Molly Canales | (650) 963-5674 | [press\[at\]solarcity.com](mailto:press[at]solarcity.com)

## SolarCity Provides Renewable Electricity to East Bridgewater, Mass.

### 2.45 Megawatt Solar Project One of State's Largest

Sep 05, 2013

EAST BRIDGEWATER, Mass., Sept. 5, 2013--SolarCity (Nasdaq: SCTY) is providing solar electricity directly to the town of East Bridgewater in a move that will significantly cut energy costs for the town. SolarCity has provided the town with more than 10,000 solar panels, and the town pays SolarCity for the electricity the panels produce at a discount to its local utility rates. At 2.45 megawatts of generation capacity, East Bridgewater's project is among the largest solar installations in Massachusetts. The solar panels are expected to produce more than 3 million kilowatt hours of electricity each year—enough power to supply about 350 homes. The town is expected to save as much as \$2 million on energy costs over 25 years.

"Massachusetts has benefited from a major increase in solar energy thanks to projects like this one that protect our environment and create jobs," said Governor Deval Patrick. "My thanks go out to the East Bridgewater community for their leadership in adopting these new technologies and investing in a clean energy future that will benefit generations to come." Electricity generated by the solar field will be sent to National Grid, and result in net metering credits, which will be used to reduce the town's electricity bills. Over the 25-year lifetime of the contract, it is estimated to save the town up to \$2 million in energy costs. SolarCity, with Massachusetts operations based in Marlborough, makes it possible for homeowners, businesses, nonprofits and municipalities to have their solar installed for free and pay less for solar electricity than they pay for utility bills.



"We're extremely happy to be helping East Bridgewater cut their energy costs with clean, affordable solar power," said Lee Keshishian, SolarCity's East Coast Regional Vice President. "By saving money, creating jobs and reducing pollution—solar power is win-win-win for East Bridgewater and Massachusetts."

The Green Communities Act of 2008 stimulates renewable energy development in the Commonwealth. A centerpiece of the Act was the establishment of "Net Metering" – a special metering and billing agreement between utility companies and their customers, which facilitates the connection of renewable energy generating facilities to the power grid.

This innovative deal ensures that no town money is spent on the development, construction or maintenance of the solar facility, and that, as the host customer for the facility, the Town will pay less for its power under the agreement.

This release contains forward-looking statements including, but not limited to, statements regarding expected savings, expected electricity production, expected electricity offsets and assumptions relating to the foregoing. Forward-looking statements should not be read as a guarantee of future performance or results, and will not necessarily be accurate indications of the times at, or by, which such performance or results will be achieved, if at all. Forward-looking statements are subject to risks and uncertainties that could cause actual performance or results to differ materially from those expressed in or suggested by the forward looking statements. You should read the section entitled "Risk Factors" in SolarCity's registration statement on Form S-1, which has been filed with the Securities and Exchange Commission and identifies certain of these and additional risks and uncertainties. We do not undertake any obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future developments or otherwise.

### About SolarCity

SolarCity® (NASDAQ: SCTY) provides clean energy. The company has disrupted the century-old energy industry by providing renewable electricity directly to homeowners, businesses and government organizations for less than they spend on utility bills. SolarCity gives customers control of their energy costs to protect them from rising rates. The company makes solar energy easy by taking care of everything from design and permitting to monitoring and maintenance. Visit the company online at [www.solarcity.com](http://www.solarcity.com) and follow the company on [Facebook](#) & [Twitter](#).

BUSINESS & GOV.

CAREERS

UTILITIES

LOCATIONS

NEWS

CONTACT

SOLAR BONDS

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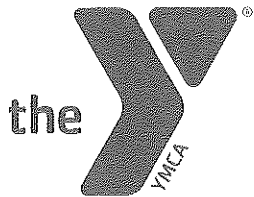
A solar power system is customized for your home, so pricing and savings vary based on location, system size, government rebates and local utility rates. Savings on your total electricity costs is not guaranteed. Financing terms vary by location and are not available in all areas. \$0 due upon contract signing. No security deposit required. A 3 kW system starts at \$25-\$100 per month with an annual increase of 0-2.9% each year for 10-20 years, on approved credit. SolarCity DBA Tesla Energy CA CSLB 888104, MA HIC 168572/EL-1136MR, other [contractor licenses](#). SolarCity is not the lender and only the third party lender may approve, offer, or make a loan.

Savings based on SolarPPA and SolarLease customers with at least twelve months of billing data. Savings Rate calculated by subtracting PPA or equivalent lease kWh rate from relevant utility kWh rate. Savings calculated by multiplying actual kWh supplied by SolarCity in customers' first year times Savings Rate. Excludes fully or partially prepaid contracts.

Solar Bonds are debt securities issued by SolarCity. As with any investment, purchasing Solar Bonds involves risk. You must make your own decision about whether and how much to invest in Solar Bonds. SolarCity cannot make any investment recommendations or otherwise provide any investment advice. SolarCity has filed a registration statement (including a prospectus) with the Securities and Exchange Commission ("SEC") for offerings to which information on this web site relates. Before you invest, you should read the prospectus in that registration statement and other documents SolarCity has filed with the SEC for more complete information about SolarCity and the offerings. You may get these documents for free by visiting EDGAR on the SEC web site at [www.sec.gov](http://www.sec.gov). Alternatively, you may obtain the prospectus relating to the Solar Bonds, and the pricing supplement relating to a particular series of Solar Bonds, at [solarbonds.solarcity.com](http://solarbonds.solarcity.com).

\*Based on SolarCity average system size of 6 kW and 8,418 kWh average first year production degraded by .5% annually over 30 years. Environmental benefits based on data collected from: Environmental Protection Agency, US Geological Survey, Global ReLeaf, and National Geographic April 2014.

### **3.B. Letters of Commitment from Community Organizations**



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

November 6, 2017

George Samia  
Town Administrator  
175 Central Street  
East Bridgewater MA 02333

Dear Mr. Samia,

Congratulations on your effort to conduct cleanup of the Former Precise Engineering site in the Downtown target area. We enthusiastically support your EPA Brownfields Application.

As you know, the YMCA is proud to offer recreational and support services to children and adults. Since we interface with many children through our numerous programs, we like to believe that we can assist the town in understanding the recreational needs of the target area. Therefore, we will partner with the town in its Brownfields effort to seek redevelopment opportunities for recreation.

Best of luck on the application!

Sincerely,

Joe Leaver  
Executive Director



**THE COMMERCIAL CLUB OF EAST BRIDGEWATER, INC.**  
**ONE NIELSEN AVENUE / POST OFFICE BOX 399**  
**EAST BRIDGEWATER, MASSACHUSETTS 02333**

To: George Samia

11/7/17

Town Administrator

Town of East Bridgewater

175 Central Street

East Bridgewater, Ma 02333

Dear Mr. Samia

Thank you for the opportunity to partner with the Town of East Bridgewater on its EPA Brownsfields Cleanup for the former Precise Engineering site. The Commercial Club of East Bridgewater is a member Owned and managed organization whose objective is to initiate and encourage social, civic and community activities.

We envision the opportunity to work with the town by assisting in community engagement.

Best of luck on the Application!

EBCC Board of Directors

Don Ferbert ( General Manager)



# Old Colony Planning Council



Frank P. Staffier  
President

70 School Street  
Brockton, MA 02301-4097

Pasquale Ciaramella  
Executive Director

Telephone: (508) 583-1833  
Fax: (508) 559-8768  
Email: [information@ocpcrpa.org](mailto:information@ocpcrpa.org)  
Website: [www.ocpcrpa.org](http://www.ocpcrpa.org)

October 30, 2017

Mr. George Samia  
Town Administrator  
Town of East Bridgewater  
175 Central Street  
East Bridgewater, MA 02333

Dear Mr. Samia,

The Old Colony Planning Council (OCPC) is a governmental entity that was established under state statute in 1967 as a comprehensive regional agency to "prepare plans for the physical, social and economic development of the District". OCPC has seventeen member communities (Abington, Avon, Bridgewater, Brockton, Duxbury, East Bridgewater, Easton, Halifax, Hanson, Hanover, Kingston, Pembroke, Plymouth, Plympton, Stoughton, West Bridgewater and Whitman). The Council was formed in response to a growing need of local communities to be able to address the multitude of problems that cross over local boundaries such as air and water pollution, transportation deficiencies and economic distress. Such problems require cooperative action by affected local governments and the Old Colony Planning Council is the governmental mechanism available at the local level to effect municipal cooperation and coordination. Old Colony Planning Council is one of thirteen regional planning agencies in the Commonwealth of Massachusetts.

OCPC has provided support to the Town of East Bridgewater on multiple projects, including the creation of a Zoning Overlay District of the Downtown target area to stimulate redevelopment of the Former Eastern States Steel and Precise Engineering Brownfields sites and a Market analysis for the site. We enthusiastically support the Town's EPA Brownfields Cleanup Grant Application for the site and look forward to providing planning and redevelopment support.

Sincerely,

Pasquale Ciaramella  
Executive Director



# KIWANIS CLUB OF EAST BRIDGEWATER

P.O. BOX 261

EAST BRIDGEWATER, MA 02333-0261

Mr. George Samia  
Town Administrator  
East Bridgewater  
175 Central St.  
East Bridgewater, Ma. 02333

November 17, 2017

Dear Mr. Samia;

The East Bridgewater Kiwanis Club is in full support of the grant application to the EPA for conducting a Community-Wide Assessment on the Brownfield sites in the Downtown target area as submitted by the Town.

In that we have a long tradition in East Bridgewater, and our members are residents of the Town, we will certainly offer our assistance in partnering with Town to revitalize the downtown target area.

Respectfully,

Charles A. Muise  
President  
Kiwaniis Club of East Bridgewater



November 13, 2017

Mr. George Samia, Town Administrator  
Town of East Bridgewater  
175 Central Street  
E. Bridgewater, MA 02333

Dear Mr. Samia,

At The Institute for Policy Analysis and Regional Engagement (IPARE) of Bridgewater State University (BSU), our aim is to continue to assist Southeastern Massachusetts move forward through strategic, research based changes to policy, workforce practices, and economic development. Working with regional stakeholders, we raise awareness of critical opportunities and challenges facing the region, shape public debate about these issues, and marshal the university's resources to address them.

To achieve our mission, our activities include workshops, discussion and rigorous research designed to foster communication and promote stakeholder engagement, citizen and municipal training programs to facilitate regional development, and the creation of internship, partnership, and research opportunities that forge strong connections between our region and Bridgewater's students and faculty.

President Fred Clark is a strong advocate of making our communities in our region healthy in every aspect. With 89% of our students coming from communities adjacent to BSU and staying in our region for employment and to raise their families, it is our duty to support applications such as the one East Bridgewater is applying; EPA Brownfields, Cleanup of the Precise Engineering Site.

In 2013, we worked with the Town of Whitman and their Brownfields site with student interns to assist with research and follow up. Understanding the need for clean and reusable property, as well as back on the tax rolls, is an important economic mechanism.

We look forward to partnering with the Town of East Bridgewater on its cleanup of the Precise Engineering site by assisting in community with outreach and participating as a member of its Brownfields task force. Please do not hesitate to call me 508-531-2255.

My very best,

A handwritten signature in black ink that reads 'Mary Waldron'. The signature is fluid and cursive, with the first name 'Mary' being more prominent than the last name 'Waldron'.

Mary Waldron, Director  
Institute for Policy Analysis and Regional Engagement  
Bridgewater State University  
40 Cedar Street,  
Bridgewater, MA 02325





George Samia  
Town Administrator  
Town of East Bridgewater  
175 Central Street  
East Bridgewater, MA 02333

Dear Mr. Samia,

The Massachusetts Economic Development Council (MEDC) is the professional association of economic development practitioners serving the Commonwealth of Massachusetts. Established in 1963, the Council provides an opportunity for professional development through Council Committees, programs, and has as its primary objective the promotion and development of the economic welfare of the Commonwealth of Massachusetts through industrial and economic development.

MEDC enthusiastically support the Town's EPA Brownfields Cleanup Grant Application for the Fmr. Precise Engineering site and looks forward to providing redevelopment support and offering our extensive portfolio of developers to partner in site redevelopment.

Sincerely,

Bruce Hughes, Secretary

#### **4. Threshold Criteria**

## **THRESHOLD CRITERIA FOR CLEANUP GRANTS**

### **1. Applicant Eligibility**

The Town of East Bridgewater, Massachusetts is eligible to apply for an EPA Brownfields Assessment grant because it is a General Purpose Unit of Government.

### **2. Site Ownership**

The Town of East Bridgewater, Massachusetts is the owner of the Site and acquired the Site as a tax taking on January 26, 2012.

### **3. Basic Site Information**

- (a) **Name of Site:** Precise Engineering site-Parcel 62-19
- (b) **Address:** 54 West Union Street, East Bridgewater, MA.
- (c) **Owner:** The Town of East Bridgewater is the current owner of the Site

### **4. Status and History of Contamination at Site**

#### **(a) The Site is contaminated by hazardous substances**

A release of oil and/or hazardous materials (OHM) was reported to the Massachusetts Department of Environmental Quality (DEQE) on November 4, 1987 by Precise Engineering, Inc. RTN 4-00594 was assigned to the release on January 15, 1989. A release of PCBs was detected in stockpiled soil in 1996 and DEQE assigned RTN 4-12116 to the release. Subsequent to removal and disposal of the stockpiled soils, the RTN was closed. During facility operation, A surficial release of 300 to 500 gallons of diesel fuel occurred (date not documented) from a crane accident within the vicinity of the former UST.

Assessment activities were conducted at the site in the late 1980s and included a Phase II Comprehensive site assessment in 1997. EPA conducted additional assessment activities from 1999 to 2000 and MassDEP subsequently conducted the excavation and off-site disposal of petroleum contaminated soils. Based on the results of Phase II comprehensive site assessment activities conducted by Ransom Consulting, Inc. in 2016 and 2017, on behalf of the Town, there is a plume of chlorinated solvents co-mingled in Site groundwater that impacts the majority of the Site.

#### **(b) Operation history and current use of the Site:**

The Site consists of an approximate 1.16-acre parcel of land identified as Parcel 19 on the Town of East Bridgewater Assessor Map 62. Historical Site usage includes shoe last manufacturing (1920s to 1970s); boat building (late 1970's) and metal working and stamp manufacturing (late 1970s through 1990s). The Site has been vacant since at least 2000. The Site is located within a Zone II drinking water resource areas. The Site is abutted to the north by West Union Street, beyond which is commercial usage; the northeast, east and southeast by residences; and to west by an abandoned MBTA railroad right-of-way beyond

which is the former Eastern States Steel Brownfields site. *Parcel 62-20 comprises the Precise Engineering industrial building.*

(c ) Environmental concerns at the site

Environmental concerns include chlorinated solvent and petroleum hydrocarbon contaminant impacts to soil and groundwater and potential vapor intrusion impacts.

(d ) How the site became contaminated and the nature and extent of contamination

The sources of contaminant impacts include former facility waste storage practices and discharges associated with: a paint room, housing dip-painting operations, above-ground solvent degreasing tanks (formerly used to contain tetrachloroethylene [PCE] and 1,1,1-trichloroethane [TCA]); former (suspect fuel oil) underground storage tank (UST) ; exterior small truck bodies used to contain 55-gallon drums of virgin and waste oils and TCE, along with “5-gallon buckets” of oil and grease; Floor drains that reportedly discharged to an on-site septic leaching field.

5. **Brownfields Site Definition:** The Site is (a) not listed or proposed for listing on the National Priorities List; (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into parties under CERCLA and (c) not subject to the jurisdiction, custody, or control of the U.S. government.

6. **Environmental Assessment Required for Cleanup Proposals:**

A Massachusetts Contingency Plan (MCP) Comprehensive Site Assessment was prepared by ENSOL, Inc, in April 2007 and submitted to MassDEP. Ransom Consulting, Inc. has prepared a Draft Revised Phase II Comprehensive Site Assessment to address 2016-2017 assessment activities.

7. **Enforcement or Other Actions:** There are no known ongoing or anticipated environmental enforcement or other actions related to the Brownfields site for which funding is sought. There are no inquiries or orders from federal, state, or local government entities that the Town is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

8. **Sites Requiring a Property-Specific Determination:** The property does not require a Property-Specific Determination

9. **Site Eligibility and Property Ownership Eligibility**

(a) Property Ownership Eligibility-Hazardous Substances

(1) **CERCLA §107 Liability:**

The Town is not potentially liable for contamination at the site under CERCLA §107.

(2) **Information on Property Acquisition:**

(a) **Information on the Property Acquisition**

FY'18 EPA Brownfields Cleanup Grant Application  
Precise Engineering Site-Parcel 62-19, East Bridgewater, Massachusetts

The Town of East Bridgewater acquired the site property as a tax taking on January 26, 2012.

(b) Timing and/or Contribution Toward Hazardous Substances Disposal

Disposal of all hazardous substances at the site occurred before the Town acquired the site property and the Town did not cause, contribute to any release of hazardous substances at the site. The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(c) Pre-Purchase Inquiry

The Town did not purchase the property. However, assessment activities were documented in the following reports and documents, on file with MassDEP:

1. Letter, Precise Engineering, Inc. Project, Haley & Aldrich, Inc., Sept. 3, 1987
2. Phase I Site Investigation Report, Briggs Associates, Inc., March 18, 1988
3. Phase II Assessment Report, Briggs Associates, Inc., Sept. 28, 1988
4. Phase I Site Investigation, SEA Consultants, Inc., August 1996
5. Phase II Comprehensive Site Assessment, SEA Consultants, Inc., Sept. 1998
6. Letter to MassDEP, Handex of New England, dated January 24, 2001 (2002?)
7. Removal Program Preliminary Assessment/Site Investigation Report for the Old Colony Railroad Site, Roy F. Weston, April 2000
8. Phase II Comprehensive Site Assessment, ENSOL, Inc. April 2007

(d) Post-Acquisition Uses:

Since acquisition, the site has remained vacant.

(e) Continuing Obligations:

The Town maintains security at the site by frequent site inspections and maintenance of the fenced enclosure, to restrict access. These measures have been implemented to: i) stop and continuing releases; ii) prevent any threatened future releases; and ii.) prevent or limit exposure to any previously released hazardous substance.

The Town confirms its commitment i) to comply with any (future) land-use restrictions and institutional controls; ii) assist and cooperate with those performing the cleanup and provide access to the property; iii) comply with all information requests and administrative subpoenas that have or may be used in connection with the property; and iv) provide all legally required notices.

**10. Cleanup Authority and Oversight Structure**



FY'18 EPA Brownfields Cleanup Grant Application  
Precise Engineering Site-Parcel 62-19, East Bridgewater, Massachusetts

- a. The site is currently designated as a MCP disposal site under RTN 4-00594 and enrolled in the MassDEP environmental program. All Cleanup activities will be conducted in adherence to the Massachusetts Contingency Plan (MCP), 310 CMR 40.000.
- b. Access to abutting or off-site properties not owned by the Town are not anticipated for site cleanup but may be required for post-cleanup groundwater monitoring

**11. Community Notification**

**a. Draft Analysis of Brownfield Cleanup Alternatives**

A draft ABCA was prepared to address the evaluation and selection of feasible cleanup alternatives and was available for public review.

**b. Community Notification Ad**

A community notification ad was published in the Enterprise newspaper on November 2, 2017.

**c. Public Meeting**

A public meeting was held on November 6, 2017.

**d. Submission of Community Notification Documents**

Attached are the following:

- Draft ABCA;
- Publication of community notification ad
- Summary of meeting (No attendees)
- Meeting sign-in sheet (N/A, since no attendees)

**12. Statutory Cost Share:**

- a. The 20 percent cost share will be met through the use of labor, equipment and materials for cleanup restoration costs and for staff support for Cooperative Agreement Oversight, Community Engagement, Cleanup and Reporting.
- b. A hardship waiver of the cost share is not being requested.

## **Draft Analysis of Brownfields Cleanup Alternatives (ABCA)**

**Analysis of Brownfields Cleanup Alternatives-Preliminary Evaluation**  
**Former Precise Engineering-Parcel 62-19**  
**54 West Union Street**  
**East Bridgewater, Massachusetts**

**I. Introduction & Background**

**a. Site Location**

The Site is located at 54 West Union Street in East Bridgewater, Massachusetts, USA, (herein referred to as the “Site”).

**b. Previous Site Use(s) and any previous cleanup/contamination**

The overall Site consists of an approximate 29,740 former industrial building identified as Parcel 20 on the Town of E. Bridgewater’s Assessor’s Map 62. The Site is abutted to the north by West Union Street; to the east and south by residential development; and, to the west by a former MBTA railroad right-of-way, beyond which is the former Eastern States Steel site. The Site is located within a Zone II Aquifer Protection Area. The Site property was acquired by the Town as a tax taking.

The Site operated as the following industrial facilities: shoe last manufacturing from the 1920s to the 1970s; a metal working and stamp manufacturing from the late 1970s to the 1990s; boat manufacturing from circa 1976 to 1978; Precise Engineering (metal and stamp working) from 1978 to the late 1990s and has been vacant since at least 2000.

A release of petroleum hydrocarbons and chlorinated solvents was encountered at the Site in 1987 and reported to the Massachusetts Department of Environmental Protection (MassDEP), which assigned Release Tracking Number (RTN 4-00594) to the Site. An additional RTN (4-12116) was assigned to the Site in April 1996, to address a release of polychlorinated biphenyls (PCBs). The latter RTN was subsequently closed.

**c. Site Assessment Findings**

Based on the results of Site assessment activities conducted from 1987 to 2017, the source of petroleum hydrocarbon impacts to Site soil was a fuel oil underground storage tank (UST), formerly located west of the Site building. The UST was removed in 1996 and additional remediation in 2000 included the excavation and disposal of 450 tons of petroleum-impacted soils and dewatering of 500 gallons of oily water.

The source of chlorinated solvent impacts includes former interior above-ground storage tanks used to store tetrachloroethylene (PCE) and 1,1-2 –Trichloroethane (TCA); along with drums containing virgin and waste chlorinated solvents. Some of these solvents were reportedly stored in exterior “truck bodies”, which spilled. Pigments, paints, cutting oils and toluene were also stored in drums. 100 drums were removed from the Site in 1996.

There is evidence of chlorinated solvent impacts to Site groundwater at the Site. Based on the result of a hazardous building materials survey conducted in 2017, there is evidence of asbestos-containing materials (ACM) in interior and exterior building materials.

PCB impacts appear to have been localized in stockpiled soils that were removed from the Site.

**d. Project Goal (Site reuse plan)**

The owner has established plans to clean up and redevelop the property for commercial/industrial use.

**e. Regional and Site Vulnerabilities**

According to the Massachusetts Climate Change Adaption Report<sup>1</sup>, the impacts of climate change are wide-ranging and growing in severity in Massachusetts, with impacts from sea level rise, storm events, flooding, greenhouse gas emissions and changing weather patterns. As a coastal state, storm surges have broad implications and impacts to infrastructure, natural resources and ecosystems, including drinking water supplies. The financial impacts are expected to be very high.

**II. Applicable Regulations and Cleanup Standards**

**a. Cleanup Oversight Responsibility**

Site Cleanup will be conducted pursuant to the Massachusetts Contingency Plan (MCP), 310 CMR 40.0000 under a Massachusetts Licensed Site Professional (LSP)<sup>2</sup>. Additional applicable local, state and federal regulatory requirements will be adhered to, including the appropriate procurement of contractors. The applicable regulation is the Massachusetts Contingency Plan (MCP).

**b. Cleanup Standards for major contaminants**

The applicable MCP Standards for the Site are MCOP Method 1 Soil Cleanup Standards and MCP Method 1 (S-1) Soil and Groundwater (GW-1/GW-2/GW-3) Standards. These standards reflect unrestricted future reuse scenarios and are protective of the Zone II aquifer protection area.

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<sup>1</sup> Climate Change Adaptation Report. Executive Office of Energy and Environmental Affairs and the Adaptation Advisory Committee. September 2011

<sup>2</sup> In 1993, Massachusetts created a model program that privatized the cleanup of hazardous waste sites in the Commonwealth. Licensed Site Professionals (LSPs) are authorized by the Commonwealth to work on behalf of property owners, operators, and other responsible parties to oversee the assessment and cleanup of contamination that has been released into the environment. LSPs are scientists, engineers, and public health specialists with significant professional expertise in oil and hazardous material contamination. LSPs are governed by the Massachusetts Board of Registration of Hazardous Waste Site Cleanup Professionals, also known as the LSP Board

**c. Laws & Regulations Applicable to the Cleanup**

The Massachusetts Contingency Plan is the state's environmental regulation that provides for the protection of health, safety, public welfare and the environment by establishing requirements and procedures for the activities and cleanup of oil or hazardous materials. The Town is conducting voluntary site cleanup. Additional laws and regulations applicable to the Cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act and Town by-laws. Federal, state and local laws regarding procurement of contractors to conduct the cleanup will be followed.

**III. Evaluation of Cleanup Alternatives**

**a. Cleanup Alternatives**

To address contamination at the Site, three different alternatives were considered including Alternative #1: No Remedial Action; Alternative #2, In-Situ Remediation and Post-Remedial Monitoring; #3, Institutional Controls, Passive Containment. Ex-Situ Remediation was not considered, since

**Alternative #1: No Remedial Action**

The "No Action" alternative assumes that no additional remedial efforts are implemented to address elevated concentrations petroleum hydrocarbons impacts at the Site. The "No Action" alternative can provide a basis for assessing the effects of implementing remedial actions; however, it does not directly reduce the toxicity, mobility or volume of impacted soils or sediment. This response action alternative does not reduce Site risks associated with groundwater that may be impacted in the future, and provides no additional protection to human health or public welfare. Additionally, the contaminants of concern are at levels that do not naturally attenuate and therefore "No Action" does would not reduce potential risk to human health and/or the environment in the long term.

**Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring**

**In-Situ remediation** includes the application of chemical and biological agents to reduce chlorinated solvent impacts to Site groundwater. Since lithology within the impacted zone is classified as silt/clay, soil mixing and remedial injections are applied to achieve contact with contaminated media. Remedial pilot testing will be conducted to ensure the feasibility of one or more agents.

Groundwater **monitoring** is conducted as a measure to assess the effectiveness of the cleanup. Groundwater is collected from monitoring wells at area within and/or hydraulically downgradient of the cleanup area.

**Alternative #3: Institutional Controls, Passive Containment, Monitoring**

**Institutional controls** are mechanisms to limit access to impacted media and include alternatives such as fencing, barriers, and Activity and Use Limitations (AULs) in the form of deed restrictions. While institutional controls do not eliminate contamination, they can provide an effective, low cost means of reducing exposure potential, and thus risk, if properly maintained and enforced. Institutional controls may be effective in mitigating exposure to

VOC, petroleum hydrocarbon and metals-impacted soils in locations at which it may be infeasible to reach background conditions. Implementation of an AUL on a Site property to restrict access to impacted groundwater (other than as “exposure pathway elimination measures” or to restrict access to drinking water) is not supported by MassDEP. However, AULs may be implemented to ensure that engineering controls be maintained to mitigate potential risk.

**Passive Containment:** The primary purpose of containment technologies is to isolate impacted media, and thus control potential exposure risks. Passive containment involves placement of horizontal physical barriers, such as a cap, sealant or membrane, or vertical barriers such as a grout curtain, slurry wall, or sheet piling in the areas of contamination.

**Monitoring:** Refer to Alternative #1

**b. Cost Estimate of Cleanup**

***Effectiveness-Including Vulnerability/Resiliency Considerations:***

**Alternative #1: No Remedial Action** Alternative #1 is not effective in controlling or preventing the exposure of Site OHM to human or environmental receptors.

**Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring**

Alternative #2 is effective at removing the sources of OHM and preventing the migration of OHM sources to human and environmental receptors. Groundwater monitoring is effective at assessing the success of the cleanup.

**Alternative #3: Institutional Controls, Passive Containment and Monitoring:** Although Alternative #3 mitigates direct exposure to contaminated soil, it does not remediate the OHM sources and does not prevent migration of OHM in groundwater to human or environmental receptors. Long-term groundwater monitoring is effective at assessing potential impacts to receptors. Implementation of an AUL is an effective administrative control to mitigate potential soil impacts to receptors.

***Implementability:***

**Alternative #1: No Remedial Action and Monitoring**

- No remedial action is conducted and is readily implementable;
- Monitoring: There is low to moderate technical complexity associated with implementability.

**Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring**

- In-Situ Technologies: There is a high technical complexity associated with implementability.
- Monitoring: There is low to moderate technical complexity associated with implementability.

**Alternative #3: Institutional Controls, Passive Containment and Monitoring** Institutional Controls:

- An AUL is readily implementable.

- **Passive Horizontal Containment:** There is moderate technical complexity associated with implementability.
- **Monitoring:** There is low to moderate technical complexity associated with implementability.

**Cost:**

**Alternative #1: No Remedial Action and Monitoring:** The estimated cost to implement this option is \$300K to \$400K over a 15 to 20 year period and assumes annual monitoring and reporting ranging from \$15K to 20K beyond 20 years.

**Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring** The estimated cost to implement this option is \$400K to \$440K.

**Alternative #3: Institutional Controls, Passive Containment and Monitoring** The estimated cost to implement this option \$400K to \$500K over a 15 to 20 year period and assumes annual monitoring and reporting ranging from \$15K to 20K beyond 20 years.

**c. Recommended Cleanup Up Alternative**

The recommended cleanup alternative is: **Alternative #2: In-Situ Remediation and Post-Remedial Groundwater Monitoring**

**Green and Sustainable Remedial (GSR) Measures for Selected Alternative**

Storm water design will be incorporated as part of Site development. In addition, the cleanup design will include the implementation of storm water controls. The use of clean on-Site gravel will be used for backfill/restoration purposes. Bid documents will incorporate GSR measures for implementation by the Cleanup contractor.

## **Documentation of Community Notification**



**PUBLIC NOTICE DRAFT FY'2018 EPA BROWNFIELDS CLEANUP GRANT****PUBLIC NOTICE**

Draft FY'2018 EPA Brownfields Cleanup Grant Applications

Former Precise Engineering Site

54 West Union Street, Parcels 62-19 and 62-20, East Bridgewater, MA

A Draft EPA Brownfields Cleanup Grant Application for the Former Precise Engineering site at 54 West Union Street, Parcels 62-19 and 62-20, in East Bridgewater, Massachusetts will be available for public review and comment.

The Draft Grant Application includes an Analysis of Brownfields Cleanup Alternatives, which will be available for review at the Town of East Bridgewater Board of Selectmen's Office at 175 Central Street, East Bridgewater, MA during business hours (Mon: 9:00 a.m. to 7:30 p.m.; Tues-Thurs.: 9:00 a.m. to 4:00 p.m. and Friday: 9:00 a.m. to 11:30 a.m.).

The spokesperson representing the Town of East Bridgewater on this Grant Application is George Samia, Town Administrator, who can be reached in person by appointment at the above address, by email at [gmitchell@ebmass.com](mailto:gmitchell@ebmass.com) or [rjohnson@ebmass.com](mailto:rjohnson@ebmass.com) and by phone at (508) 378-1601.

A public meeting to discuss the Cleanup Grant Application and to receive comments will be held on November 6, 2017, at 5:30 p.m. at the Town of East Bridgewater Town Hall, 1st Floor Conference Room.

13626722 11/2/17

Appeared in: ***The Enterprise*** on Thursday, 11/02/2017

[Back](#)

## **Public Meeting Notes**

FY'18 EPA Brownfields Cleanup Grant Application  
Precise Engineering site-Parcel 62-19, East Bridgewater, Massachusetts

**Summary of Public Meeting-Draft Cleanup Grant Application and Draft Analysis of Brownfields Cleanup Alternatives (ABCA)**

Meeting Date: Monday, November 6, 2017

Meeting Place: East Bridgewater Town Hall

Meeting Time: 5:30 p.m.

The public meeting was held at Town Hall and the Town Administrator and Ransom Consulting, Inc. were present to discuss the Draft EPA Brownfields Cleanup Grant Application and ABCA. There were no attendees.

**Public Meeting Sign in Sheet**

**NOT APPLICABLE-No Attendees**

## **1. Standard Form 424**

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/14/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Town of East Bridgewater

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

046001137

\* c. Organizational DUNS:

0738018700000

### d. Address:

\* Street1:

175 Central Street

Street2:

\* City:

East Bridgewater

County/Parish:

\* State:

MA: Massachusetts

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

02333-0000

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

George

Middle Name:

\* Last Name:

Samia

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

508-378-1601

Fax Number:

508-378-1636

\* Email:

gsamia@ebmass.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-09

\* Title:

FY18 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Cleanup of Precise Engineering site-Parcel 62-19

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed:



## **2. Cover Letter**